



# Planning Commission

## Revised Meeting Agenda

SCAN FOR AGENDA  
PACKET



June 9, 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 28, 2025

**V. Public Hearing**

**VI. Discussion Items**

1. Discussion regarding fence requirements for residential zoning districts (Section 18-165)
2. Discussion regarding roof signs (Code Sections 66-3 and 66-15)

**VII. Old Agenda Items**

**VIII. New Agenda Items**

1. Building Elevations, Enterprise, 1000 Crosstown Drive
2. Building Elevations Request for Waiver, McElroy Metals, 555 Dividend Drive
3. Building Elevations Modifications, Office Building, 455 Northlake Drive
4. Conceptual Site Plan & Elevations, Office Building, 3511 TDK Blvd.
5. Conceptual Plat, Kensington Gardens, 400 Stagecoach Rd./Spear Rd.

**IX. 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](mailto: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, April 28, 2025**  
**6:30 PM**

**Pledge of Allegiance**

Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Commissioners Andrew Kriz and Felicia Reeves were also in attendance. Vice Chairman Kenneth Hamner was absent. Also in attendance were Planning Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Jameson Collins.

**Additions or Deletions**

None

**Announcements and Reports**

Hooks reported there were some gaps in the development project list for Planning Commission liaisons. Kriz agreed to take on the 455 Northlake Drive project and the project at 400 Naeco Way. Reeves volunteered to serve as liaison for 407 Dividend Drive, while Ritenour agreed to handle the new day care center on Georgian Park. Reeves also signed on for the dental office at 100 Gates Entry and the Peachtree Court townhomes.

**Approval of Minutes**

**1. Planning Commission Meeting April 14, 2025**

Kriz moved to approve the April 14, 2025, Planning Commission meeting minutes. Reeves seconded. Motion carried unanimously.

**Public Hearing**

None

**Old Agenda Items**

None

**New Agenda Items**

**1. Conceptual Site Plan & Building Elevations, Office Building, 3511 TDK Blvd.**

Some environmental issues had been discovered on this, and Hooks recommended it be postponed until the May 12 Planning Commission meeting.

Kriz moved to defer review of the conceptual site plan and building elevations for the office building at 3511 TDK Boulevard until the May 12 meeting. Reeves seconded. Motion carried unanimously.

**2. Building Elevations, Industrial Expansion, 307 Dividend Dr.**

Hooks showed the location on a zoning map and an aerial photograph, explaining the site was zoned General Industrial (GI). The proposal was for a new industrial building that would be an accessory to the existing warehouse and used as a testing facility. Dividend Drive is a community collector road, so an architectural



review is required, but they wouldn't be seeing a site plan because the Land Development Ordinance (LDO) did not require a new one for redevelopments if no more than 5,000 square feet of impervious surface was created or replaced. Hooks said staff would review for things like parking requirements when they submitted the building permit.

The new building would be a little more than 3,000 square feet, and Hooks showed its location on the site, as well as photos of nearby buildings. The proposed design is a mix of brick and corrugated metal panels. Section 727 of the LDO stated that, as a general rule, front facades should be at least 80% primary materials, in this case brick, and side facades should be at least 50% primary materials. The proposal showed that the building facade facing Dividend Drive (west) was 78% brick, while the north side facade was 52% and the south side facade was 45%. There were no primary materials required on the back (east) side. The brick used, Hooks reported, would be Meridian brick in a chocolate color, and the metal panels would be a custom color called Iron Ore. Staff felt these were neutral colors that would blend well with the existing building.

Staff was of the opinion the proposed building elevations met most of the City's development standards. However, as Hooks pointed out, the proposal fell short of the 80/50% rule for primary materials, therefore approval was at the discretion of the Planning Commission.

Paul Gresham of Jefferson Architecture spoke as the applicant. He said he felt the percentages met the intent of the code. They had based the cut lines of the materials on certain modular units that worked best, but he acknowledged they could raise them if the Planning Commission desired.

Reeves said she would like to see the percentage adjusted.

Kriz asked if cost was the main factor in keeping the percentage lower, and Gresham said that was one part, but there were also perspectives and proportion to consider. It was necessary to keep a common line around the entire building.

Reeves asked if they had pictures of what the building would look like if they met the standard, and Gresham said they did, but not with them, adding that it just looked a little "off" with the additional brick.

Kriz said he thought this would be fine since it was really close to the standard, and it was a "should" not a "shall" statement. He noted that Hamner had sent them comments agreeing with this. Considering the area, Kriz commented that he had no problems.

Ritenour, too, agreed that it would be nice to get the brick level up, but he understood that it could alter the perspective. The Dividend Drive side, he noted, was almost 80%. Gresham proposed that they raise the brick on the front by eight

inches to get it up to 80%.

Reeves moved to approve the building elevations for the industrial expansion at 307 Dividend Drive with the addition of eight inches to the brick on the west side. Kriz seconded. Motion carried unanimously.

### **Workshop Items**

No workshop items

The next Planning Commission meeting was scheduled for May 12. Hooks said there were two, potentially three, items for that agenda. That meeting would be followed by a meeting of the Unified Development Ordinance (UDO) Steering Committee. The second meeting in May would fall on Memorial Day, May 26. The Commission decided to cancel that meeting and discuss at the May 12 meeting if they needed to schedule a special called meeting. Kriz moved to cancel the May 26 meeting. Reeves seconded. Motion carried unanimously.

Reed noted that there were some things that they needed to change and enhance at the next UDO meeting.

Kriz asked about plans to fill the two existing vacancies on the Planning Commission. Reed said they were advertising for new members now, with Ritenour adding that the deadline for applications was May 15.

There being no further business, Kriz moved to adjourn at 6:49 p.m. Reeves seconded. Motion carried unanimously.

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Martha Barksdale, Recording Secretary

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Scott Ritenour, Chairman

## Sec. 18-165. - Residential standards.

- (a) The standards in this section shall apply to all fences in the following zoning districts: R-1, R-10, R-12, R-15, R-22, R-43, ER, GR, VR, AR and OS-P and OS-C.
- (b) No fence or portion of a fence shall exceed eight feet in height; however, if a property owner wishes to install a tennis court or some other similar special-purpose facility, a fence not to exceed ten feet in height may be erected on the condition the site plan for the special purpose facility is first approved in accordance with the site plan review process in the land development ordinance.
- (c) Unless further restricted by this article, no fence within a required side or rear setback area shall exceed six feet in height; however, if due to variations in topography or if the fence contains decorative features such as newels, finials or scallops, it may exceed six feet in height, but in no case shall it exceed seven feet in height.
- (d) No fence comprised of metal parts shall be installed in a residential area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
- (e) No fence in excess of four feet in height shall be installed within the required setback area that adjoins a street right-of-way. In addition, no fence in excess of four feet in height shall be installed within a residential front yard.
- (f) No fence installed in a residential front yard shall be constructed of any material that restricts the view through such fence by more than 50 percent of the total barrier as viewed from the street.
- (g) Except as provided in subsection (h), no fence which is constructed of wire, including chain link fencing, shall be installed between the principal structure on a residential zoning lot and any adjoining street right-of-way.
- (h) Except in ER estate residential, and AR agricultural reserve zoning districts, no fence permitted in subsection (h) shall be installed in a residential front yard.

(Ord. No. 1015, § 2, 1-6-2011)

## Sec. 66-3. - Definitions.

As used in this chapter, the following terms shall have the meanings respectively ascribed to them.

*Awning* means a roof-like-cover that project from the wall of a building for the purpose of shielding a doorway, walkway, or window from the elements. Awnings are often made of metal, fabric or flexible plastic supported by a rigid frame, and may be retracted into the face of the building.

*Beacon* means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zoned lot as the light source; also, any light with one or more beams that rotate or move.

*Building official* means the building official of the city or his or her designee.

*Business premises* means a building, suite, office, or other unit used for nonresidential purposes. In the case of businesses licensed by the city, the area occupied by a single business license holder shall be deemed as one business premises. In the case of professionals paying individual taxes to the city, each professional corporation, partnership, or other entity in which the professional participates shall be considered the occupant and all area occupied by that occupant shall be the business premises. For the purpose of this chapter, business premises shall include nonresidential space occupied by charitable organizations, political organizations, institutions or other noncommercial entities.

*Canopy* means a roof-like structure supported by columns or projecting from a building and open on at least three sides.

*Code enforcement officer* means the code enforcement officer of the city or his or her designee.

*City planner* means the city planner of the city or his or her designee.

*Commercial message* means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

*Flag* means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of government, political subdivision, or other entity.

*Frontage* or *street frontage* means the width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

*Fronts* or *fronting on a street*. A business "fronts" on a street when the lot line on the property on which the business is located also forms the line marking the edge of a publicly dedicated right-of-way.

*Lot*. See definition of "zoned lot" herein.

*Marquee* means any permanent, roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

*Non-commercial message* means any sign wording, logo or other representation promoting an activity or idea other than a commercial message.

*Pennant* means any lightweight plastic, fabric, or material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind as a means of attracting attention.

*Person* means any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.

*Principal building* means a building in which the primary use of the lot on which the building is located is conducted.

*Setback* means the distance from the property line to the nearest part of the applicable building, structure or sign, measured from the property line to that portion of the building, structure or sign which is most proximate to such line.

*Sign* means any structure, display, or device that is used to advertise, identify, direct, or attract attention to a business, institution, organization, person, idea, product, service, event or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, colors, movement or illumination. Individual signs shall be defined as follows:

*A-frame* or *easel sign* means a portable sign consisting of two sign faces placed back-to-back and hinged together at the top in such a manner that each sign face leans toward the other, connecting at the top and forming a self-supporting structure which is not permanently affixed to the ground.

*Animated sign* means any sign, including spinners, which involves motion or rotation of any part by any means, or which is illuminated by flashing, intermittent, or color changing light or lighting, or which uses movement or change of lighting to depict action or create a special effect or scene.

*Awning sign* means a sign imposed or painted upon an awning.

*Banner* means any sign of lightweight fabric or similar material that is mounted to a building or structure. Flags, as defined herein, shall not be considered banners.

*Blade sign* means a sign affixed to a wall and extending more than four inches from the surface of such wall and perpendicular to the wall surface.

*Building identifier sign* means a sign posted on the corner of a building in a multiple building development that provides an identifying number or letter for the building that distinguishes that building from others in the development.

*Building sign* means a sign that in any manner is fastened to, projects from, or is placed upon the exterior wall, window, or door of a building.

*Changeable copy sign* means a sign panel that allows the display of words, numbers, symbols and/or graphics on a temporary basis by the use of interchangeable letters or graphics manually mounted to the sign face.

*Directional sign* means a sign used to give direction or specific instruction to the traveling public, such as, but not limited to, "enter," "exit," "no parking," "drive through," etc. Such signs shall contain only instructional information designed to facilitate the safe movement of traffic onto, from and within a property.

*Externally-illuminated sign* means any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.

*Internally-illuminated sign* means any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face (prohibited).

*Marquee sign* means any sign attached to, in any manner, or made a part of a marquee (prohibited).

*Monument sign* means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. A monument sign may include individual letters, numbers, figures mounted on a surface composed of stone, brick or other permanent structures. The supporting structure must rest on the ground.

*Multi-tenant building directory* means a sign posted on business premises of more than 25,000 square feet and containing multiple tenants, directing the public to the location of specific tenants within the complex.

*Portable sign* means any sign not permanently attached to the ground or other permanent structure, or sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; A—frame signs; signs erected to serve drive-through lanes; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal, day-to-day operations of the business, then the vehicle shall be parked in a designated parking space at the location of the business and furthest from the right-of-way at the location of the business.

*Roof sign* means a sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof. Roof signs shall also constitute any signage placed upon sloped building fascia intended to appear as or actually be roof elements of the building.

*Shared sign* means a sign that serves as common or collective use for a group of persons or businesses operating on the same lot such as, but not limited to, a shopping center or business park. Ownership of and responsibility for a shared sign shall remain with the owner of the building or buildings served by the sign.

*Sign face* means that portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

*Spectacular sign or device* means spectacular sign or device includes, but is not limited to:

- (1) Any piece or strip of cloth, paper, canvas, plastic or similar material, including banners, but excluding flags, on which a message, slogan or emblem is painted, drawn or otherwise projected, colored or shaped;
- (2) Any advertising display, sign or copy that is animated;
- (3) Balloons, air and gas filled devices;
- (4) Streamers; or
- (5) Other attention-getting devices.

*Standard informational sign* means a sign intended for temporary use comprised of rigid plastic, cardboard, or wood, measuring not more than six square feet in sign area, and erected on a metal or wooden stake measuring not more than one and one-half inches in width in residential districts or placed within the window of a building in non-residential districts.

*Subdivision sign* means a sign located at the main entrances to a residential, commercial, or industrial subdivision as an aid to the traveling public and for the purpose of ensuring prompt emergency response.

*Suspended sign* means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

*Temporary sign* means any sign that is used only temporarily and is not permanently mounted or affixed to the ground.

*Wall sign* means a sign that is fastened or painted directly to the exterior wall of a building and extends from the surface of the wall no more than 15 inches.

*Window sign* means any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window and is intended primarily to be viewed from the exterior of the premises. Glass doors are to be considered windows for the purposes of administration of this article. Merchandise located within a window shall not be considered a window sign, as long as there are no commercial messages attached to or associated with the display of merchandise.

*Street* means a public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles.

*Street frontage* means the length of any property line of a zoned lot, which property line abuts a legally accessible street right-of-way. For the purposes of determining yard requirements on corner lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under the zoning definition for yards.

*Window* means an opening made in the wall of a building to admit light and air, and/or to furnish a view; provided, however, that as such term is used herein, the term "window" shall not include the framework for such opening but shall only include the glass or translucent portion of such opening.

*Zoned lot* means a parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

(Ord. No. 1196, § 1, 3-3-2022)



Sec. 66-15. - Retail, commercial, office or industrial (LC, GC, LUC, OI, LI, GI, LUI).

For properties which are zoned for any retail, commercial, office or industrial use, such properties may post only such signs as are authorized by this section. Authorized signs shall comply with the following requirements:

- (1) Monument signs. Such property may contain one or more monument signs in accordance with the following:
  - a. Except for regulatory signs approved and erected by appropriate federal, state or local authorities, no signs shall be constructed, erected or maintained within a public right-of-way.
  - b. Only one monument sign per platted lot shall be allowed along the right-of-way, provided that for business premises fronting on more than one street, one monument sign shall be allowed along no more than two right-of-way frontages, which signs shall be separated a minimum of 200 feet.
  - c. All monument signs shall be located within a landscaped island with curb and gutter or within a landscaped area. No monument sign shall be permitted to encroach in a parking area to such extent that the remaining parking spaces fail to meet the minimum standards of the zoning ordinance for off-street parking.
  - d. The maximum sign area of any monument sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:
    1. On lots zoned for retail or commercial use with a single tenant, 35 square feet in sign area.
    2. On lots zoned for retail or commercial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
    3. On lots zoned for office use, 35 square feet in sign area.
    4. On lots zoned for industrial use with a single tenant, 35 square feet in sign area.
    5. On lots zoned for industrial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
  - e. For lots that contain the retail sale of liquid fuel for vehicles, no more than 50 percent of the monument sign area may include digital numbers for the display of current rates. Content of the sign that is displayed through the use of digital numbers shall change no more than one time over a 24 hour period. Colors of the digital numbers shall be red or green in color only.
- (2) Drive thru lanes. In addition to any other monument signs authorized by this section, if such property contains a business premises where materials are delivered or services offered at a drive thru delivery point other than on the front side of the building, then one additional

monument sign per delivery point shall be allowed to be located on the property in the side or rear yard; no such sign shall exceed 32 square feet in sign area nor five feet in height. The location of the additional sign on the lot shall be included as part of the application package for permit. Additionally, no sign allowed by this paragraph shall be oriented in such a manner as to be viewable from public right-of-way, i.e., the sign must be oriented away from the traveling public and only toward the lane serving the drive thru window. Internally illuminated screens may be used on the additional sign so long as light illuminating from the board shall not be visible from any public right-of-way or adjacent residentially-used lot.

(3) Wall signs (retail and commercial zoning districts).

- a. For a single tenant building and/ or multi-tenant building with less than 100 linear feet of building frontage, the aggregate wall sign area for each tenant shall be limited to no more than one and one-half square feet per linear foot of building frontage. The maximum area of the wall sign for each tenant shall not exceed 100 square feet.
- b. For a single tenant building and/ or a multi-tenant building with more than 100 linear feet of building frontage, the aggregate wall sign area for each tenant shall be limited to no more than two and one-half square feet per linear foot of building frontage. The maximum size of the wall sign for each tenant shall not exceed 150 square feet.

(4) Wall signs (office zoning districts).

- a. For a single or multi-tenant office building, the aggregate wall sign area shall be limited to one-half square feet per linear foot of building frontage to a maximum of 30 square feet.
- b. Each tenant within a multi-tenant office building that has direct access from the exterior of the building into the actual tenant space may have one wall sign not to exceed ten square feet located immediately adjacent to or above the entrance to the tenant space.
- c. In a multi-building office complex, each building may have one building identifier sign not exceeding five square feet.

(5) Wall signs (industrial zoning districts).

- a. For an industrial building occupied by a single tenant, the aggregate wall sign area shall not exceed one-half square feet per linear foot of building frontage, up to a maximum total of 50 square feet.
- b. For a multi-tenant industrial building, each tenant shall be allowed one wall sign not to exceed 30 square feet. In a multi-building complex, each building may have one building identifier sign not exceeding five square feet.
- c. For an industrial building with single-tenant or multi-tenant occupancy and more than 30,000 square feet of gross floor area, the aggregate wall sign area shall not exceed one square foot per linear foot of building frontage, up to a maximum total of 150 feet.

(6)

Wall signs may be flat against the wall or pinned away from the wall, but in no case project more than 15 inches from the wall surface.

- (7) For any building that is primarily used for retail and service commercial, office/institutional or industrial purposes, no part of a wall or building sign shall extend above the eave line or the top of a parapet on the wall to which it is attached.
- (8) For any building that is primarily used for retail and service commercial purposes, no part of a wall sign shall be located more than 36 feet above the existing level of the ground. In addition, for any retail or service commercial buildings, no sign shall be installed on any wall over the level of the bottom of any second story window on that wall unless the building is a multi-tenant structure where tenants have direct access from their second floor space to the outside. This direct access must include outside walkways and stairways properly designed for public use.
- (9) Signs may not cover or interrupt architectural features of a structure.
- (10) Multi-frontage sites are calculated with one major frontage only. The building frontage shall be determined by using the address of the building.
- (11) Multi-tenant building directory. Each development shall be permitted no more than one multi-tenant building directory for every 25,000 square feet of total building square footage per platted lot in accordance with the following conditions:
  - a. Each directory may be two-sided and shall measure no greater than four feet in width and seven feet in height from finish grade to the top of the sign.
  - b. The area of display on each directory shall measure no greater than three feet by six feet.
  - c. A minimum of 50 percent of the total number of directories shall be located within 20 feet of the face of the building(s) on the subject property.
  - d. Directories shall be located no closer than 200 feet from the nearest public street right-of-way and shall be oriented such that the directory graphics are not legible from off-site.
  - e. Directories shall not be located within 400 linear feet of each other, as measured in a straight line between each directory.
  - f. Directories shall not be located in such a manner that they obstruct established emergency access routes within a development.
  - g. Each directory shall be placed within a landscaped island of no less than ten feet in width with curb and gutter.
  - h. Lighting shall be limited to indirect lighting only and shall not exceed two footcandles or less at any point on the directory. Internal illumination is prohibited.
  - i. Directory graphics shall be incorporated into the master sign program for each development.

- (12) Directional signs. In addition to any other signs authorized herein, any such property may contain not more than two directional signs per driveway entrance. Such signs are limited to no more than 24 inches in height and no more than two square feet in sign area.
- (13) Blade signs. Where blade signs are approved as a part of the overall sign program for a particular retail or commercial development, the blade sign shall not exceed six square feet in area and shall maintain a seven-foot clearance between finish grade and the bottom of the sign. Blade signs shall not be internally illuminated.
- (14) Master sign plan. All multiple-occupancy development complexes, such as shopping centers or planned industrial parks, may submit to the city planner a master sign plan prior to the issuance of new sign permits, which plan must comply with all provisions of this chapter. The master sign plan shall be designed by the applicant for the development for the purpose of ensuring coordinated signage throughout the development.

The master sign plan shall establish standards and criteria for all signs in the complex, which require permits and shall address, at a minimum, the following:

- a. Proposed sign locations.
- b. Approved materials and colors, including background colors and an acceptable palette of colors to stand out from the background.
- c. Type of illumination, including fixture specifications and wattage.
- d. Design of free standing and wall sign structures.
- e. Size.
- f. Quantity.
- g. Uniform standards for non-business signage, including directional and informational signs.
- h. Identification of delivery or rear access door by name and suite number.

The city planner shall approve the master sign plan for a development if it complies in all respects with the standards of this chapter. Once approved, the master sign plan shall control signs erected within the development, subject to subsequent amendments to the master sign plan or future amendments to the sign code of the city.

All applications for sign permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

Any amendments to a master sign plan must be approved by the city planner and the property owner(s) within the development complex before such amendment will become effective. Approval by the city planner shall be determined on the basis of compliance with the standards of this chapter.

It shall be the responsibility of the owner or leasing agent of the property to provide the occupant with a copy of the approved master sign plan.

The signing for new businesses within existing projects shall comply with the provisions of this chapter.

- (15) Banners. Banners shall be permitted in all retail, commercial, office and industrial zoning districts of the city, and shall be permitted for a period not to exceed 14 calendar days at any one time. Only one banner shall be permitted for an individual tenant or business during a period of 120 days. The maximum size of a permitted banner shall not exceed 35 square feet. Banners shall be securely attached to a building and maintain a seven-foot clearance between walking surface and bottom edge of the banner if placed over a walk surface. Banners shall not be attached to the roof of the structure, or above the parapet line of the structure.
- (16) Window signs. Except as otherwise provided in this chapter, window signs are allowed for each tenant within commercial zoning districts only (GC, LC, and LUC). Window signs are defined as any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window and is intended primarily to be viewed from the exterior of the premises. Window signs may be installed without a permit, but they must be installed in accordance with the provisions of this chapter.

Window signage applied directly to the window shall be limited to decal-type or direct adhesion graphics. No panels, boxes or other items mounted directly against the face of the window shall be allowed.

- a. Only half of the windows of the business premises may be used to display window signs; and
  - b. No more than six windows shall be used to display window signs; and
  - c. If the business premises has three windows or less, no more than two windows shall be used to display window signs.
  - d. No more than 50 percent of an area of a window shall be used to display window signs, and no window sign shall extend from one window to another. As used in this section, the term "window" shall include only the glass portion of a window, and shall not include any frames or other non-glass portion of such window. Glass doors are to be considered windows for the purposes of administering this article.
  - e. Temporary writing or graphics applied to the glass or window, such as by marker, paint or shoe polish, shall be prohibited.
- (17) Any sign permitted under section 66-17.
- (18)

If a lot contains a mixture of commercial, industrial and/or residential uses, the signage requirements shall be based on the base zoning district in which the mixed-use development is located.

(Ord. No. 1196, § 1, 3-3-2022)

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Planning Commission

**FROM:** Lora Hooks, Senior Planner 5/7/2025  
Shayla Reed, Planning Director 5/8/2025

**DATE:** June 9, 2025

**SUBJECT:** Building Elevations, Enterprise, 1000 Crosstown Drive

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**Recommendation:**

Staff is of the opinion the proposed facade modifications for 1000 Crosstown Drive meet the City's development standards.

**Discussion:**

Enterprise Rent-A-Car has submitted a proposal for building facade modifications for the building located at 1000 Crosstown Drive. The property is situated at the intersection of Crosstown Drive and HWY 74 and is zoned GC, General Commercial. The updates include repainting the building, windows, and storefront, and replacing the roof.

The existing building, which consists of concrete block, is a very light, neutral beige color with a blue storefront system, window mullions, and accents. The proposal is to paint the building a similar beige color and paint the storefront and window mullions black. The roof will be Charcoal Black asphalt shingles.

Views of existing building below (roof has already been replaced as seen in these photos):



Adjacent development:



Proposed color scheme:



## Colors

Section 728 of the Land Development Ordinance establishes guidelines for color selection. Facade colors should be low reflectance, and subtle, neutral, or earth-tone colors. The colors proposed for the facade updates are neutral. The proposed color palette is as follows:

- Primary building color - Moderate White, Sherwin-Williams SW6140 (Light Beige)
- Secondary building color (garage doors) - Tony Taupe, Sherwin-Williams SW7038 (Dark Beige)
- Accents - Black, by Tubelite
- Roof - CertainTeed Landmark asphalt roof shingles, Charcoal Black



Staff feels the color selection will blend with the natural surroundings and complement the adjacent development.

**Budget Impact:**

There are no budget items associated with this request.

**Attachments:**

1. Zoning Map
2. Proposed Modifications





# Zoning Map: 2025

**1000 Crosstown DR  
ZONED: GC**

For information purposes only



1 inch = 368 feet







Option 1 - Building Exterior - New Windows



- Illuminated Box Sign  
2'-0" h x 10'-0" w (20sqft)
- Dark Beige  
(SW 7078 Tony Taupe)
- Replace Roof Shingles  
(Certainteed Landmark - Charcoal Black)
- Signage currently in permitting
- Dark Beige  
(SW 7078 Tony Taupe)
- Light Beige  
(SW 6140 Moderate White)
- Door Decal
- Black Mullions

Tradedress Rendering 2 of 3

Date: 03/19/2025      Artist: Kogan  
Group: 03      Specialist: Kogan  
Branch #s: 36      Job #: N01322  
Location: Peachtree City, GA      Type: HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

| Used                       | Swatch | Color                   | Sherwin Williams Color Name                                    |
|----------------------------|--------|-------------------------|----------------------------------------------------------------|
| ENTERPRISE EXTERIOR COLORS |        |                         |                                                                |
|                            |        | Light Beige             | SW 6140 - Moderate White (Satin)                               |
|                            |        | Dark Beige              | SW 7038 - Tony Taupe (Satin)                                   |
|                            |        | <del>Pure White</del>   | <del>SW 7005 - Pure White (Satin)</del> not used               |
|                            |        | <del>Bright White</del> | <del>SW 9000 - Bright White (Satin)</del> not used             |
|                            |        | <del>Black</del>        | <del>SW 0250 - Tricorn Black (building accents)</del> not used |
|                            |        | <del>Black</del>        | <del>SW 0000 - Black (sign poles)</del> not used               |
| ENTERPRISE INTERIOR COLORS |        |                         |                                                                |
|                            |        | <del>Light Beige</del>  | <del>SW 6140 - Moderate White (Eggshell or Satin)</del>        |
|                            |        | <del>Light Blue</del>   | <del>SW 0565 - Atmospheric (Eggshell or Satin)</del>           |
|                            |        | <del>Light Green</del>  | <del>SW 1428 - Uphill (Eggshell or Satin)</del>                |
|                            |        | <del>Medium Brown</del> | <del>SW 7039 - Virtual Taupe (Eggshell or Satin)</del>         |

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

|                           |                          |                                    |          |
|---------------------------|--------------------------|------------------------------------|----------|
| ENTERPRISE MULLION COLORS |                          |                                    |          |
|                           | <del>Brushed Alum.</del> | <del>Tubelite Clear 2A or 2B</del> | not used |
|                           | <del>Brown</del>         | <del>Tubelite Light Amber 2K</del> | not used |
|                           | <del>Bronze</del>        | <del>Tubelite Dark Bronze 3K</del> | not used |
|                           | Black                    | Tubelite Black 0D                  |          |

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Planning Commission

**FROM:** Lora Hooks, Senior Planner 5/7/2025  
Shayla Reed, Planning Director 5/8/2025

**DATE:** June 9, 2025

**SUBJECT:** Building Elevations Request for Waiver, McElroy Metals, 555 Dividend Drive

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**Recommendation:**

Staff is of the opinion the proposed expansion project at McElroy Metals will not be visible from Dividend Drive when completed.

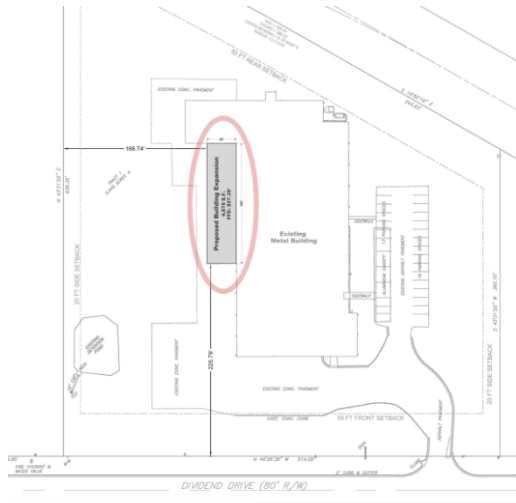
**Discussion:**

Per Section 724 of the Land Development Ordinance (LDO), the Planning Commission has the authority to waive an architectural review for a building if it "will not be visible from the road once the project is completed."

McElroy Metals, located at 555 Dividend Drive, is planning a small building expansion of 4,970 SF. Per Section 1011 of the LDO, redevelopment that includes the creation, addition or replacement of 5,000 SF or more of impervious cover, or that involves other land development activities of one acre or more will require a site plan application. Since the area of replacement for impervious cover is less than 5,000 SF, a full conceptual site plan review by the Planning Commission is not required.

The expansion will be situated towards the rear of the building and on the opposite side of the building from the site entrance.

Site Plan (proposed expansion circled):



The developer is requesting a waiver of the architectural review for this project based on the premise the expansion will not be visible from Dividend Drive.

Street views of the property are shown below:



### **Budget Impact:**

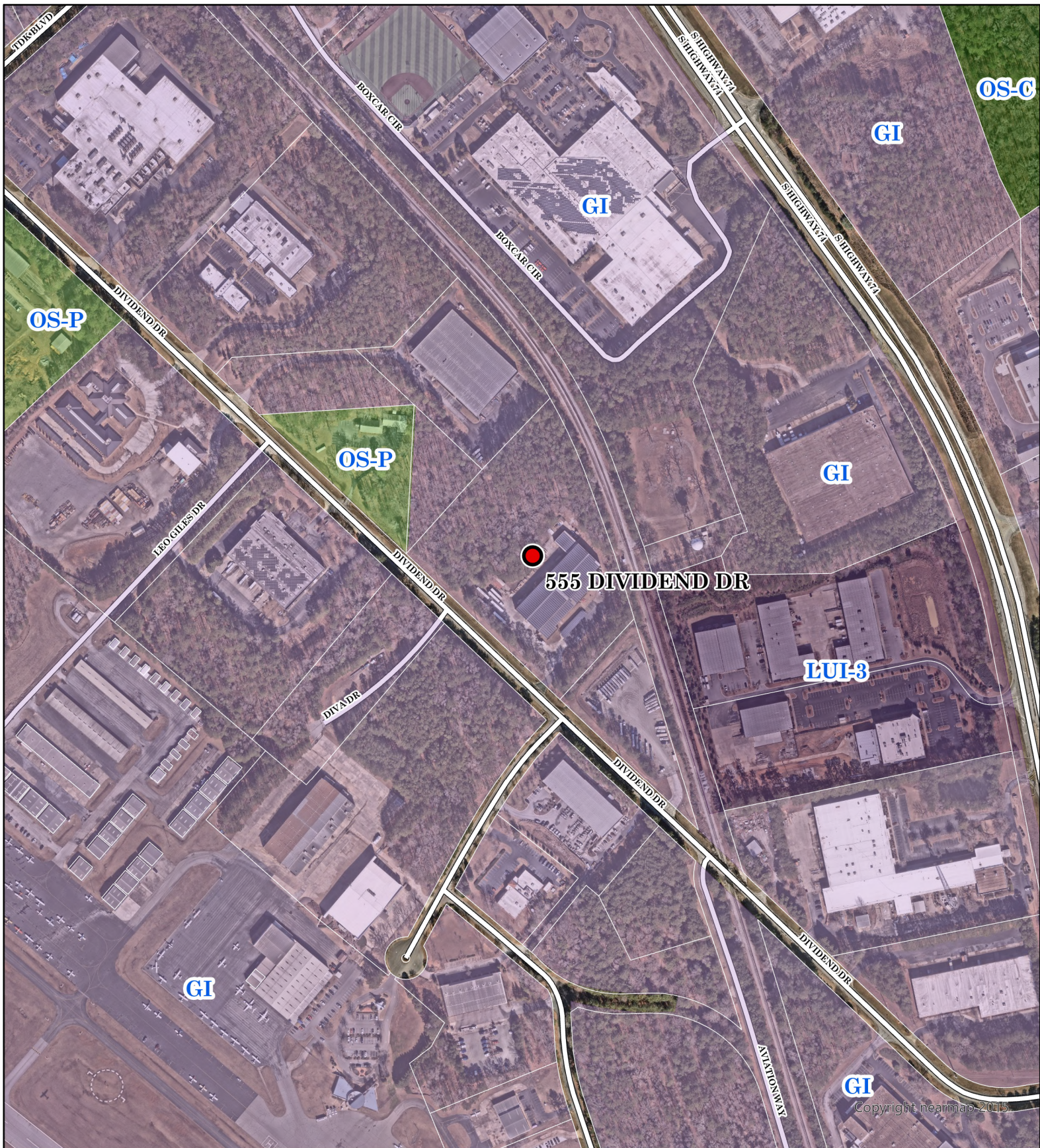
There are no budget impacts associated with this request.

### **Attachments:**

1. Zoning Map
2. Site Plan







# Zoning Map: 2025

555 Dividend DR  
ZONED: GI

For information purposes only



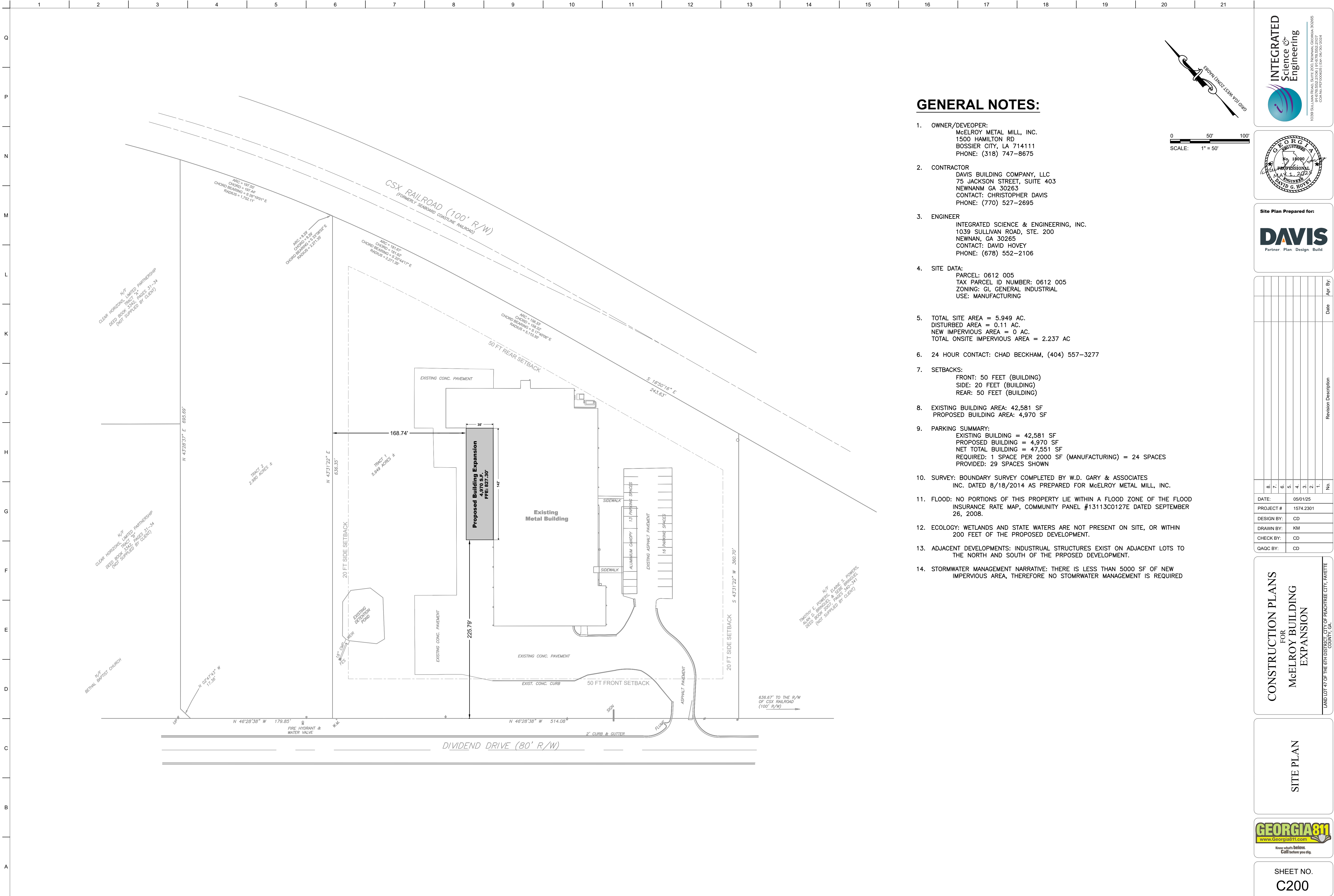
1 inch = 419 feet



0 110 220 330 440 Feet

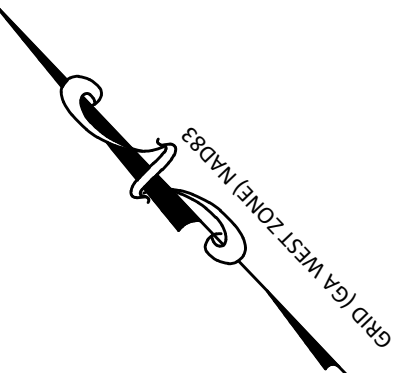




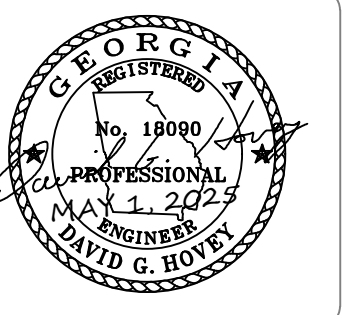


## GENERAL NOTES:

- OWNER/DEVELOPER:  
McELROY METAL MILL, INC.  
1500 HAMILTON RD  
BOSSIER CITY, LA 714111  
PHONE: (318) 747-8675
- CONTRACTOR  
DAVIS BUILDING COMPANY, LLC  
75 JACKSON STREET, SUITE 403  
NEWNAN GA 30263  
CONTACT: CHRISTOPHER DAVIS  
PHONE: (770) 527-2695
- ENGINEER  
INTEGRATED SCIENCE & ENGINEERING, INC.  
1039 SULLIVAN ROAD, STE. 200  
NEWNAN, GA 30265  
CONTACT: DAVID HOVEY  
PHONE: (678) 552-2106
- SITE DATA:  
PARCEL: 0612 005  
TAX PARCEL ID NUMBER: 0612 005  
ZONING: G1 GENERAL INDUSTRIAL  
USE: MANUFACTURING
- TOTAL SITE AREA = 5.949 AC.  
DISTURBED AREA = 0.11 AC.  
NEW IMPERVIOUS AREA = 0 AC.  
TOTAL ONSITE IMPERVIOUS AREA = 2.237 AC
- 24 HOUR CONTACT: CHAD BECKHAM, (404) 557-3277
- SETBACKS:  
FRONT: 50 FEET (BUILDING)  
SIDE: 20 FEET (BUILDING)  
REAR: 50 FEET (BUILDING)
- EXISTING BUILDING AREA: 42,581 SF  
PROPOSED BUILDING AREA: 4,970 SF
- PARKING SUMMARY:  
EXISTING BUILDING = 42,581 SF  
PROPOSED BUILDING = 4,970 SF  
NET TOTAL BUILDING = 47,551 SF  
REQUIRED: 1 SPACE PER 2000 SF (MANUFACTURING) = 24 SPACES  
PROVIDED: 29 SPACES SHOWN
- SURVEY: BOUNDARY SURVEY COMPLETED BY W.D. GARY & ASSOCIATES INC. DATED 8/18/2014 AS PREPARED FOR McELROY METAL MILL, INC.
- FLOOD: NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0127E DATED SEPTEMBER 26, 2008.
- ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- ADJACENT DEVELOPMENTS: INDUSTRIAL STRUCTURES EXIST ON ADJACENT LOTS TO THE NORTH AND SOUTH OF THE PROPOSED DEVELOPMENT.
- STORMWATER MANAGEMENT NARRATIVE: THERE IS LESS THAN 5000 SF OF NEW IMPERVIOUS AREA, THEREFORE NO STORMWATER MANAGEMENT IS REQUIRED



0 50' 100'  
SCALE: 1" = 50'



| Revision |      |    |      |      |      | Description |
|----------|------|----|------|------|------|-------------|
| No.      | Date | By | App. | Rev. | Rev. | Rev.        |
| 1        |      |    |      |      |      |             |
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CONSTRUCTION PLANS  
FOR  
McELROY BUILDING  
EXPANSION  
LAND LOT 47 OF THE 6TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GA

SITE PLAN



SHEET NO.  
C200



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Planning Commission

**FROM:** Lora Hooks, Senior Planner 5/7/2025  
Shayla Reed, Planning Director 5/8/2025

**DATE:** June 9, 2025

**SUBJECT:** Building Elevations Modifications, Office Building, 455 Northlake Drive

---

**Recommendation:**

Staff is of the opinion the modified building elevations for the office building located at 455 Northlake Drive meet the City's development standards.

**Discussion:**

The architect, DM Carithers, is requesting modifications to the previously approved building elevations. The parcel is located at the intersection of Aberdeen Parkway and Northlake Drive on the southwest corner and is zoned GC, General Commercial.

The building elevations were recently approved at the March 24, 2025 Planning Commission Meeting. The modified proposal uses the same brick colors but changes the location of the colors to emphasize the architectural design.

Brown brick is proposed for the entire base of the building and to accent the building entrance. The remainder of the upper section will be white. Downspouts have been added as an architectural accent. In response to comments from the Planning Commissioners, a 4-inch wall projection where the parapet walls are higher has been added to give some delineation and dimension to the building entrance and the portion of the building that faces the street intersection.

Wall projection is shown in the image below:



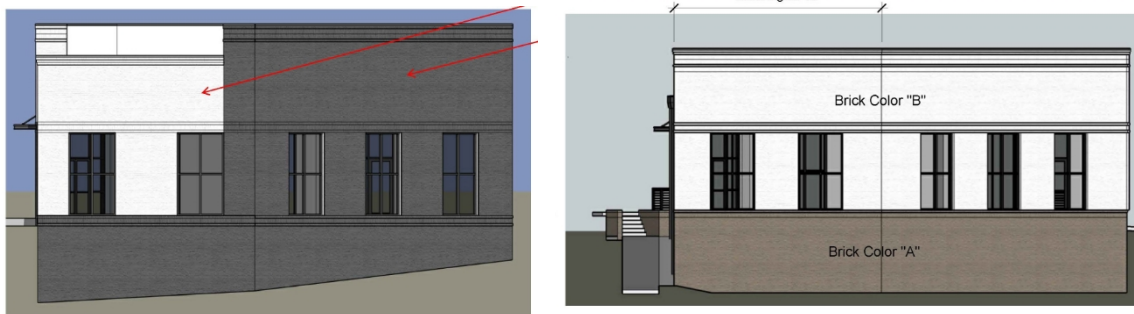
Finally, the height of the parapet walls has been adjusted to minimize the height difference. The proposed height difference is two feet.

Photos comparing the previously approved elevations with the new proposal are below (before image on the left, new proposal on the right):

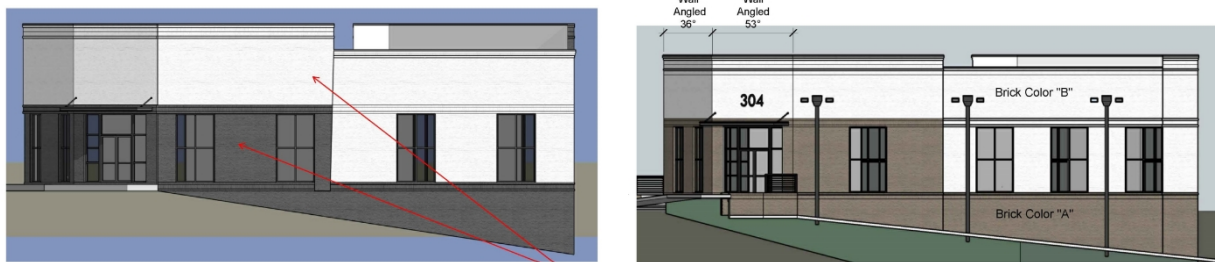
*West Elevation (update to parapet wall height)*



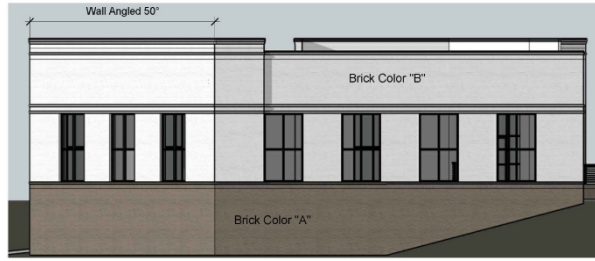
*East Elevation (update to color placement and parapet wall height) - faces Northlake Drive*



*South Elevation (update to parapet wall height; addition of downspouts)*



*North Elevation (update to color placement and parapet wall height)*



## Colors

There is no color change proposed. The previously approved colors are as follows:

- Brick A - Columbus Brick, Queen Brick, color: Bastille (Brown)
- Brick B - General Shale, Queen Brick, color: Winter Haven (white)

## **Budget Impact:**

There are no budget items associated with this request.

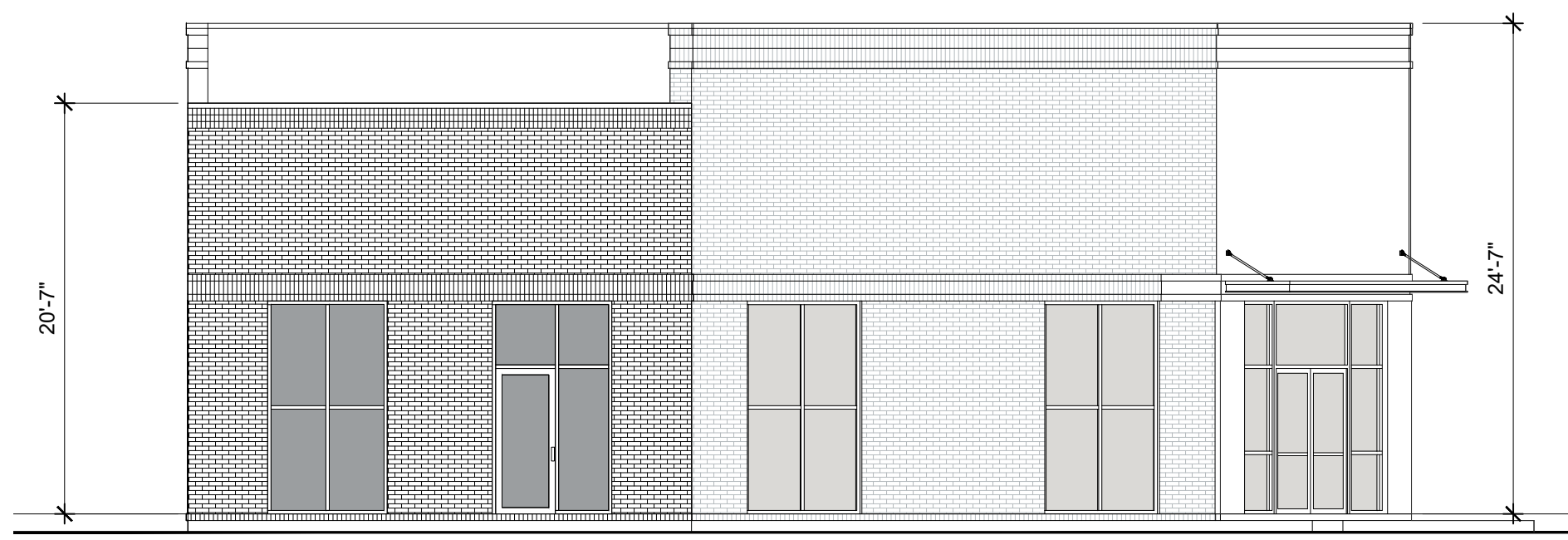
## **Attachments:**

1. Zoning Map
2. Approved Building Elevations
3. Modified Building Elevations
4. Rendering Views









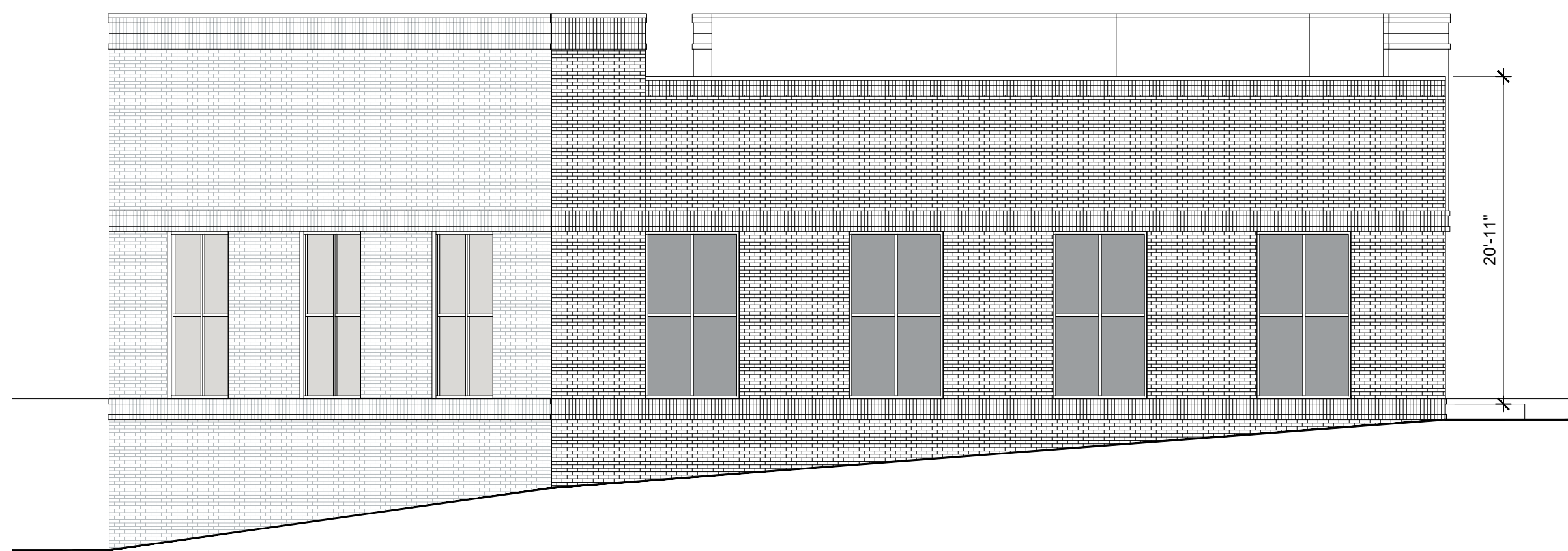
West Elevation



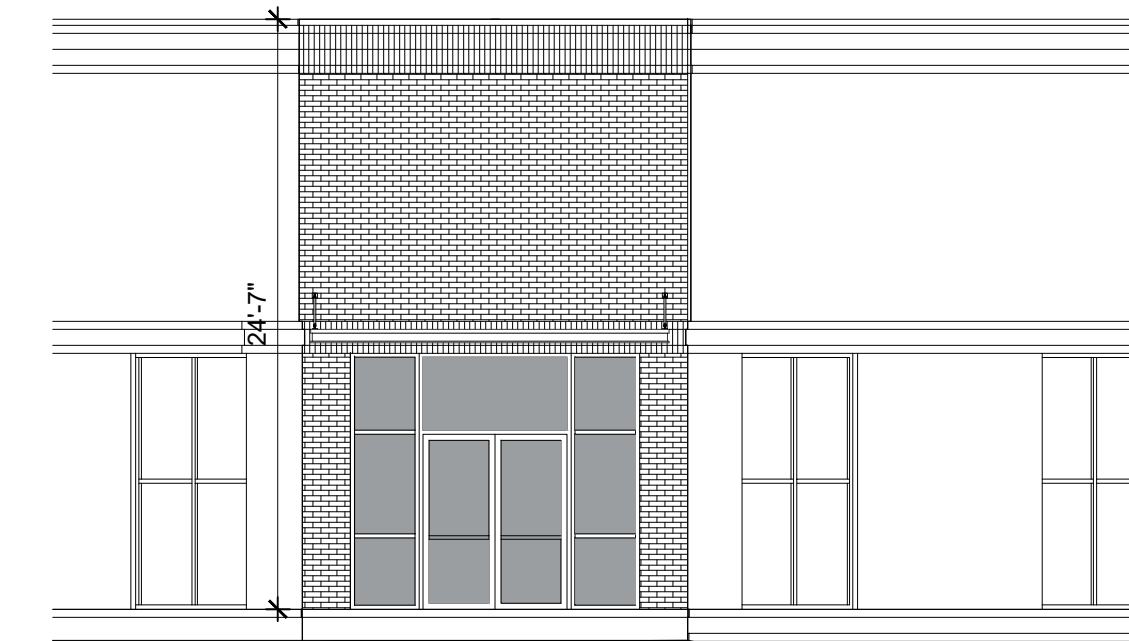
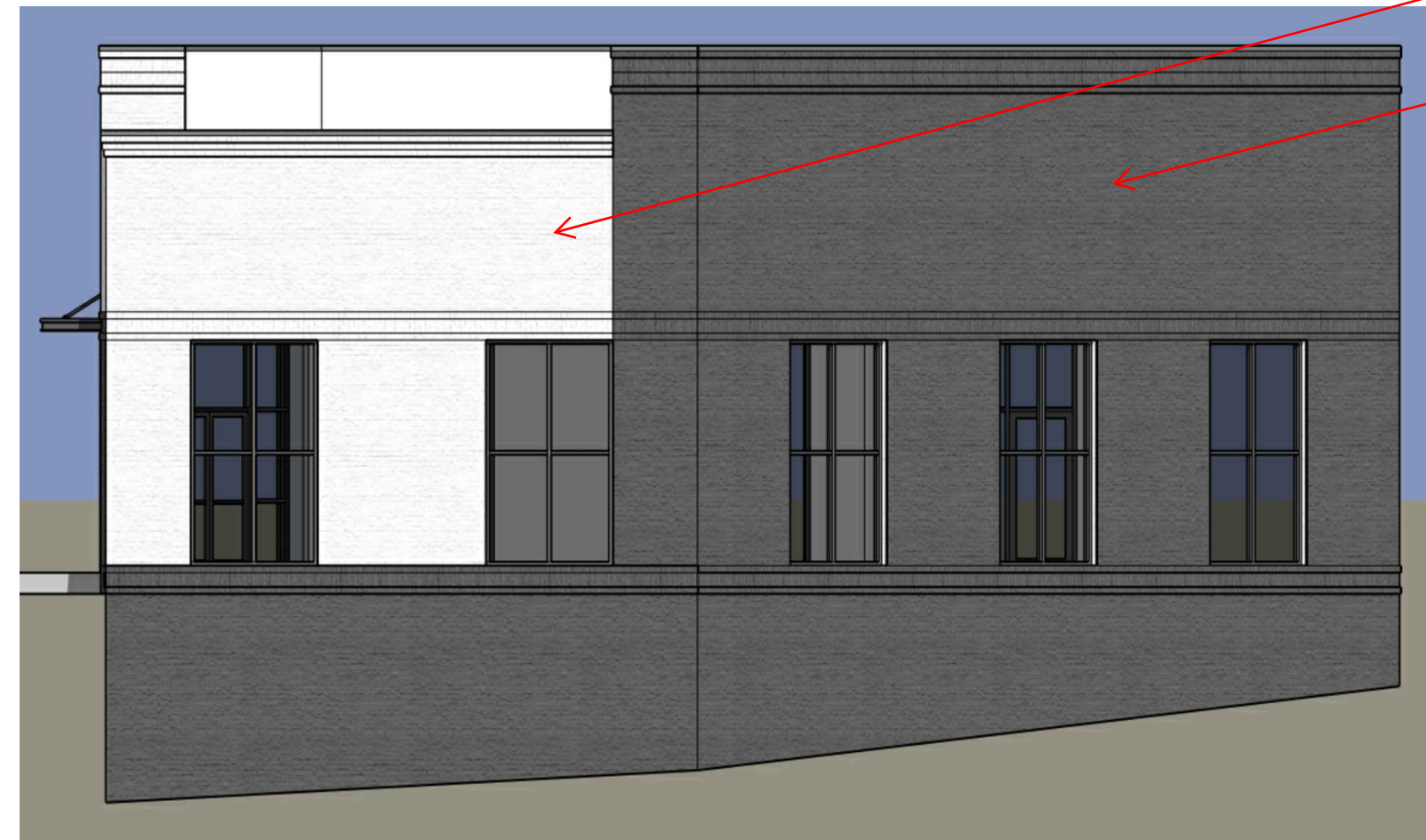
East Elevation



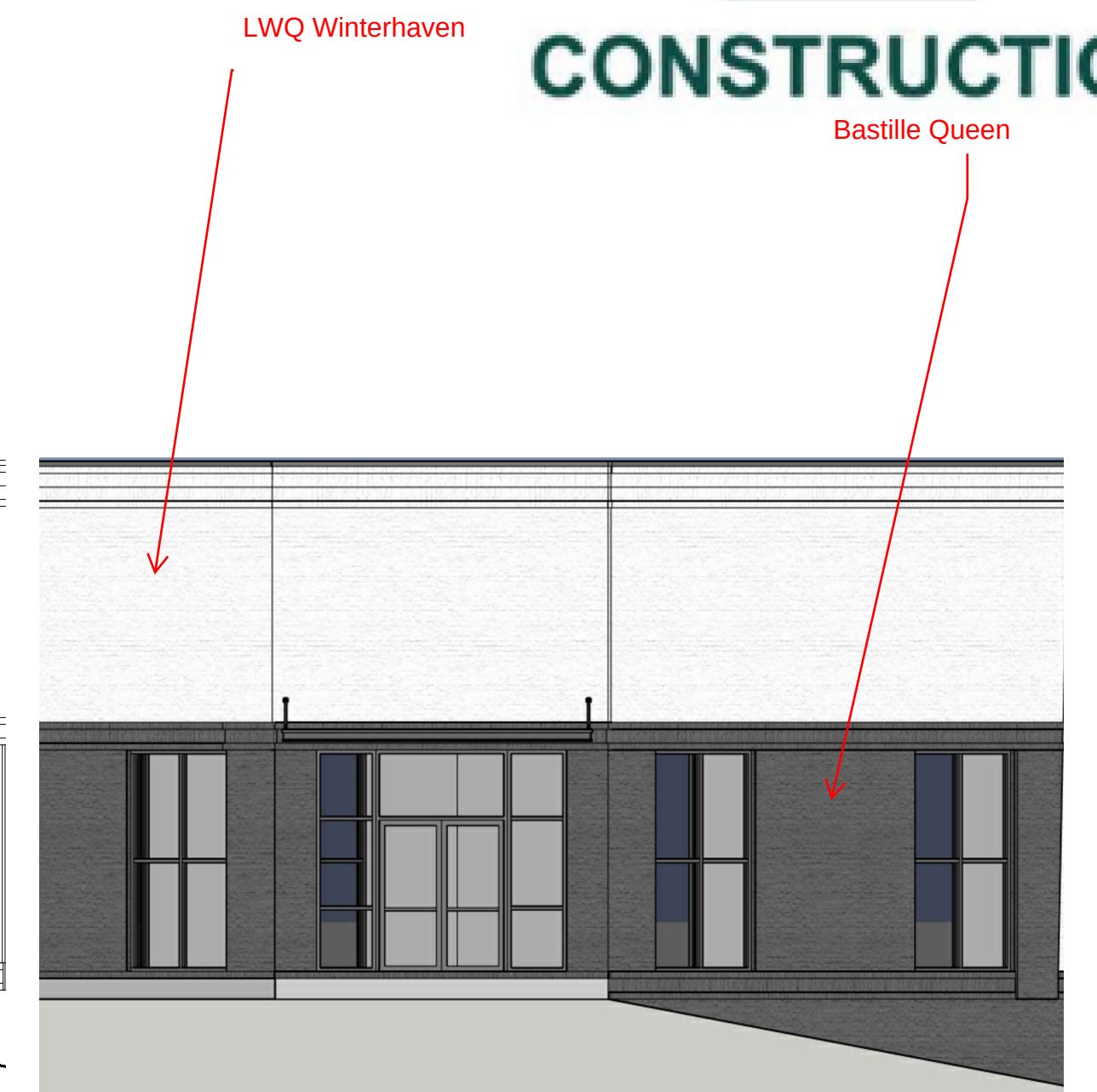
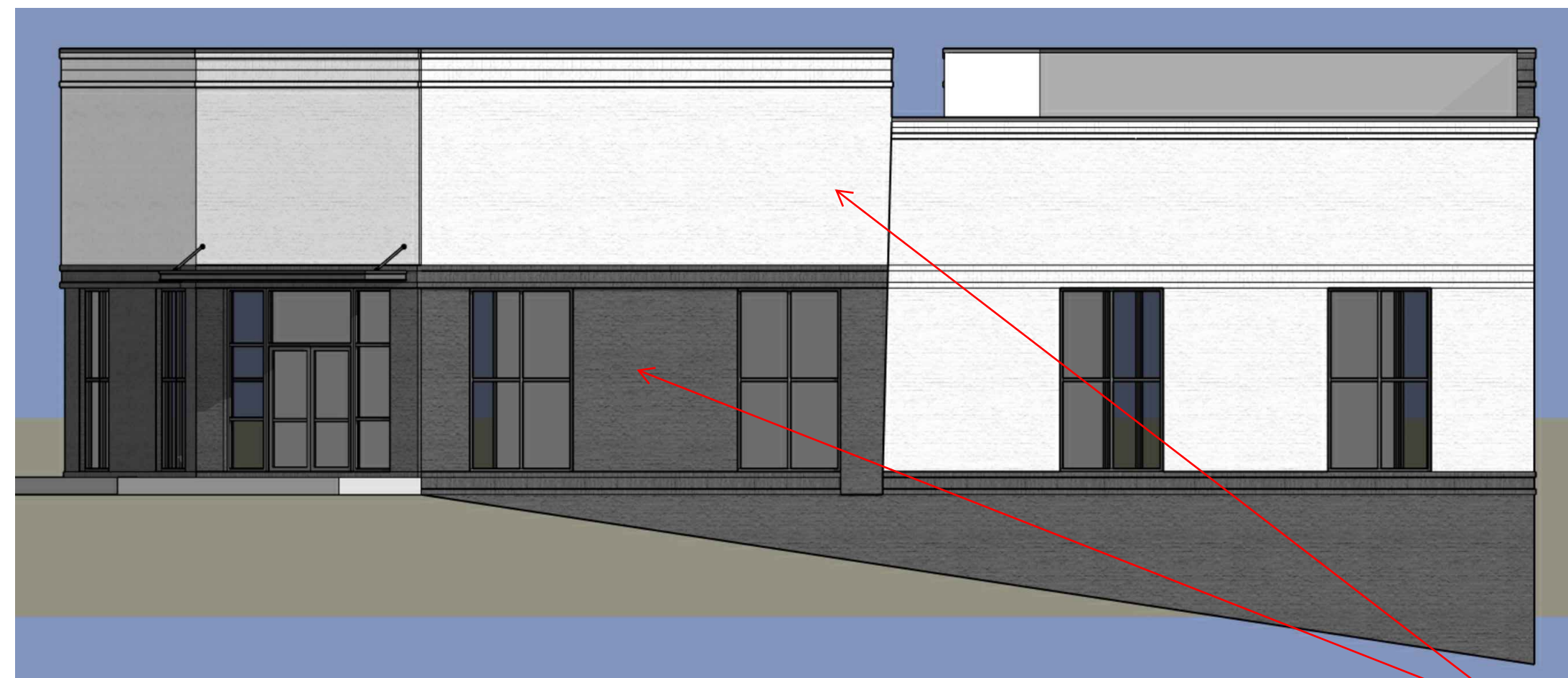
South Elevation



North Elevation



Southwest Elevation



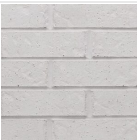
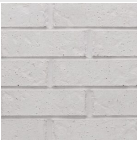
## New 403 West Park Building LL 127&130 CITY OF PEACHTREE CITY

| 403 West Park Building |            |            |
|------------------------|------------|------------|
| Elevation              | Brick      | Glass      |
| West                   | 925 S.F.   | 128 S.F.   |
| East                   | 1,970 S.F. | 320 S.F.   |
| North                  | 1,130 S.F. | 256 S.F.   |
| South                  | 1,580 S.F. | 256 S.F.   |
| SW Entry               | 265 S.F.   | 128 S.F.   |
|                        | 5,870 S.F. | 1,088 S.F. |
|                        | 81%        | 19%        |

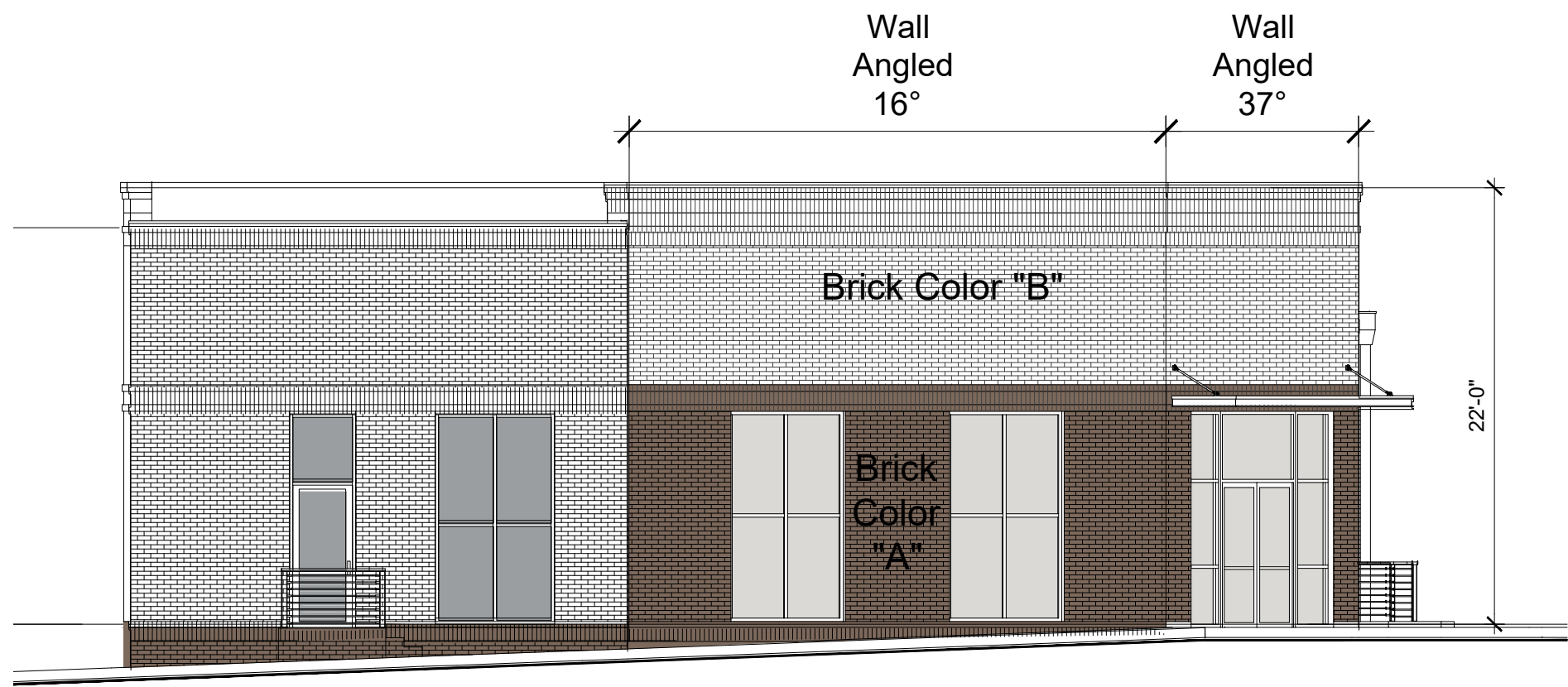




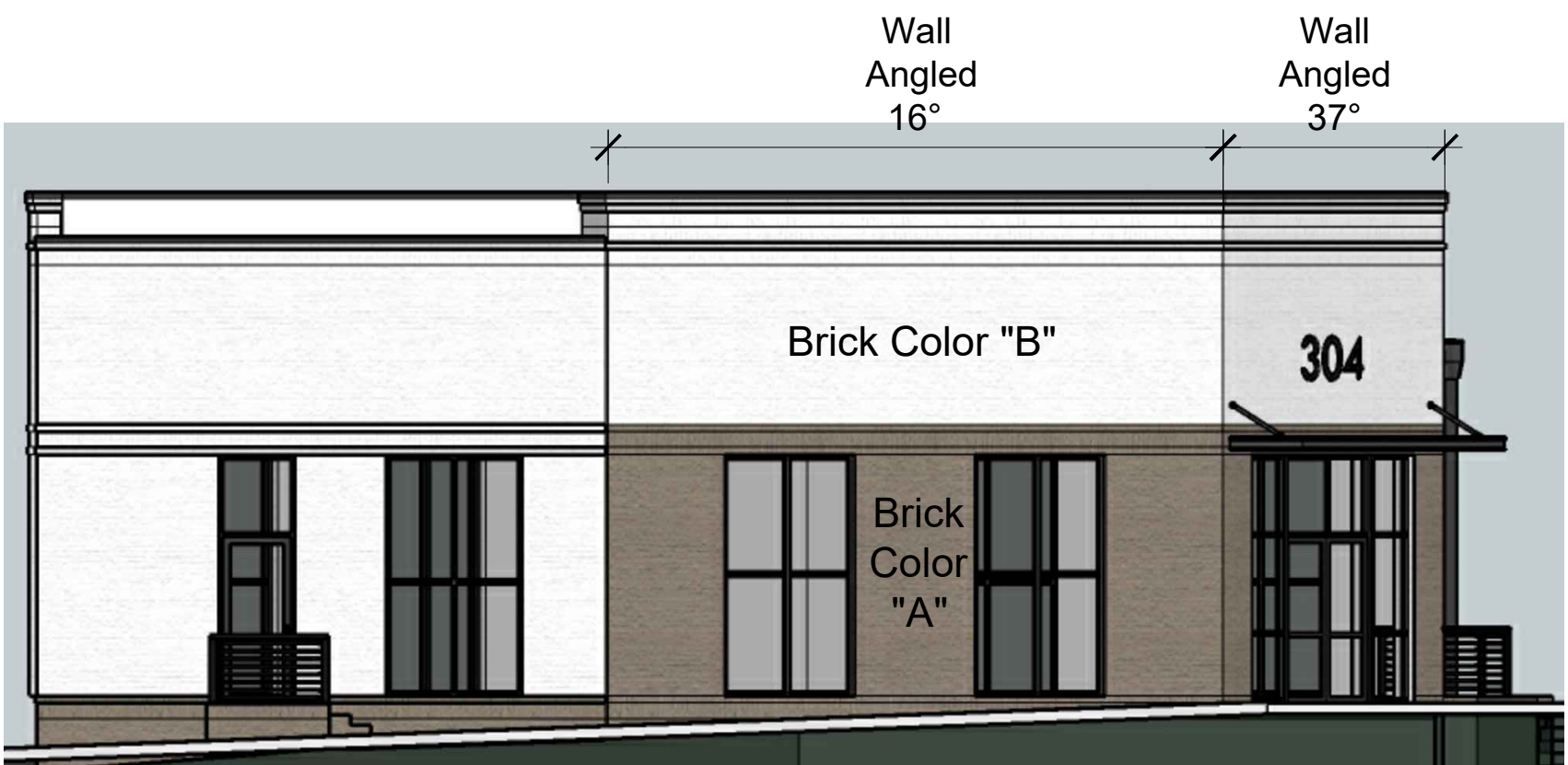
Exterior Brick

|                                                                                  |                                                          |                                               |                        |               |                  |                  |                                         |  |
|----------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------|------------------------|---------------|------------------|------------------|-----------------------------------------|--|
|  | <b>Brick A</b><br>WHITE BRICK                            | Queen Brick<br>Product Name <a href="#">🔗</a> | Winter Haven<br>Colour | -<br>Material | -<br>Width (in)  | -<br>Height (in) | North Georgia Brick<br>Supplier Company |  |
|                                                                                  | <b>BRK-1</b>                                             | General Shale<br>Brand                        | Queen<br>Finish        |               | -<br>Length (in) | -<br>Depth (in)  | kdaniell@ngabrick.com<br>Supplier Email |  |
|  | <b>Mortar A</b><br>WHITE MORTAR TO PAIR WITH WHITE BRICK | Mortar<br>Product Name                        | White Ivory<br>Colour  | -<br>Material | -<br>Width (in)  | -<br>Height (in) | North Georgia Brick<br>Supplier Company |  |
|                                                                                  | <b>MORT-A</b>                                            | NGB<br>Brand                                  | -<br>Finish            |               | -<br>Length (in) | -<br>Depth (in)  | kdaniell@ngabrick.com<br>Supplier Email |  |
|  | <b>Brick B - Option A</b><br>DARK NEUTRAL BRICK          | Queen Brick<br>Product Name <a href="#">🔗</a> | Bastille<br>Colour     | -<br>Material | -<br>Width (in)  | -<br>Height (in) | North Georgia Brick<br>Supplier Company |  |
|                                                                                  | <b>BRK-2_OPT1</b>                                        | Columbus Brick<br>Brand                       | Queen<br>Finish        |               | -<br>Length (in) | -<br>Depth (in)  | kdaniell@ngabrick.com<br>Supplier Email |  |
|  | <b>Mortar B - Option A</b><br>DARK NEUTRAL MORTAR        | Mortar<br>Product Name                        | Canyon Brown<br>Colour | -<br>Material | -<br>Width (in)  | -<br>Height (in) | North Georgia Brick<br>Supplier Company |  |
|                                                                                  | <b>MORT-B_OPT1</b>                                       | Argos<br>Brand                                | -<br>Finish            |               | -<br>Length (in) | -<br>Depth (in)  | kdaniell@ngabrick.com<br>Supplier Email |  |





**West Elevation**  
(Line Drawing)



**West Elevation**  
(Rendering)

**Brick Color "A"**

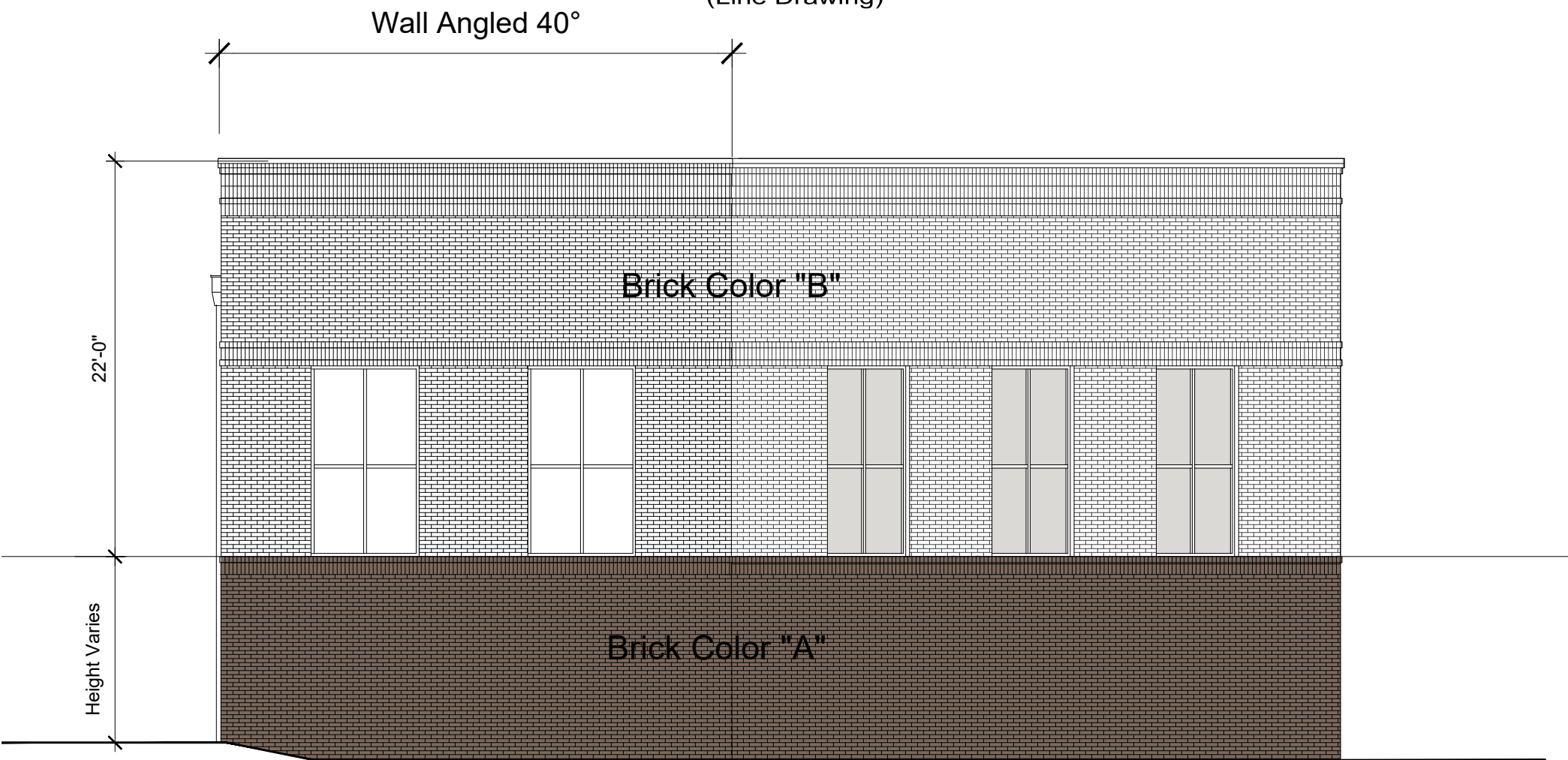


**Bastille**  
Location:  
Perimeter Base Brick Color  
& SW Entry Area

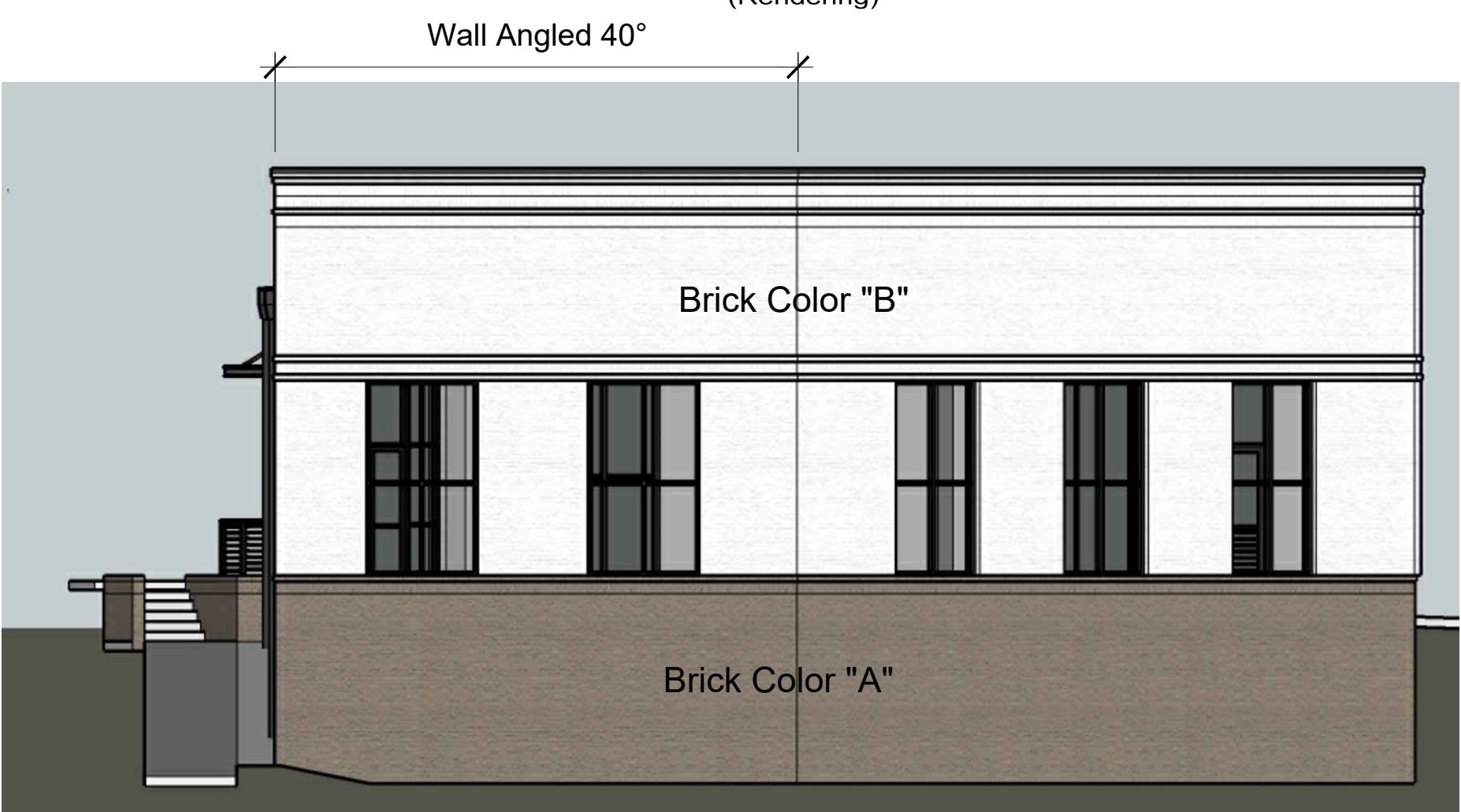
**Brick Color "B"**



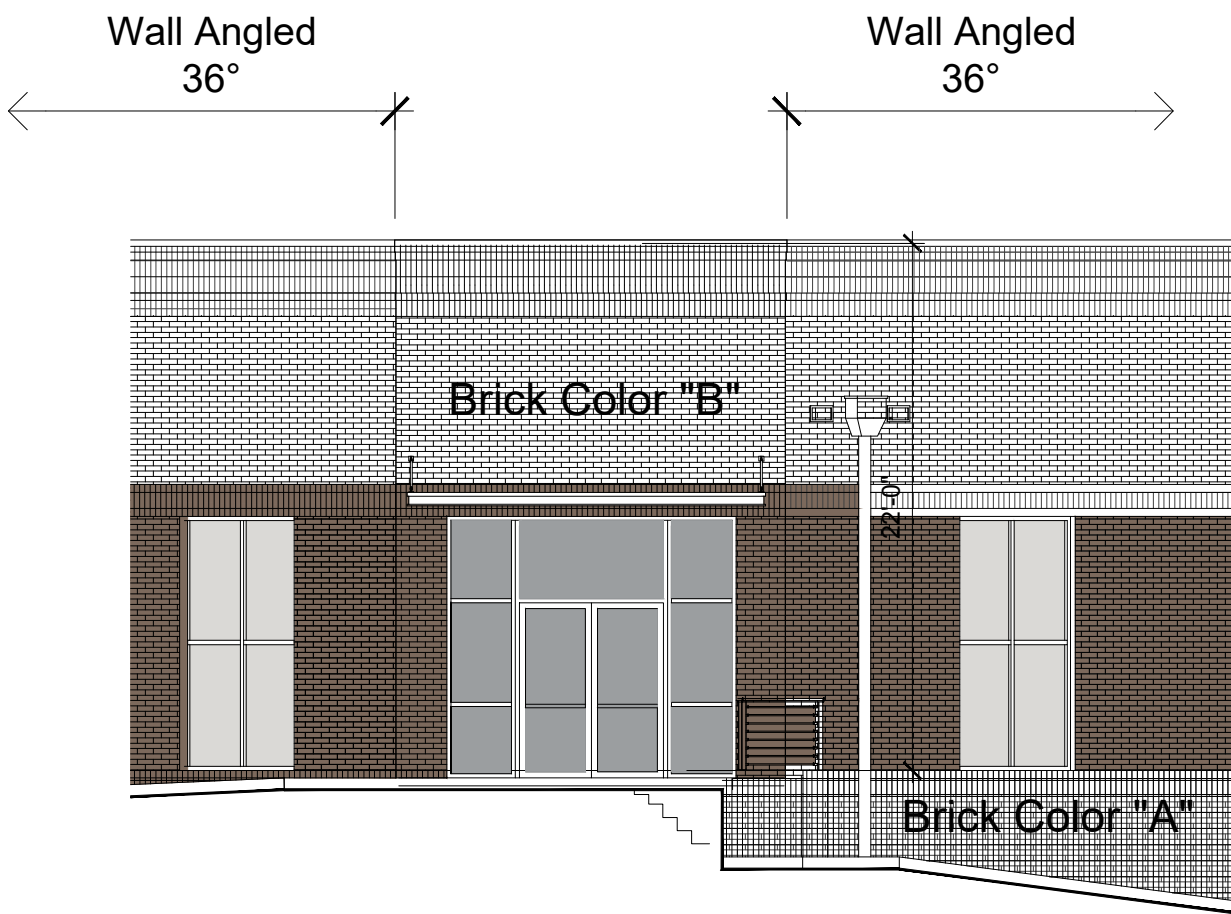
**Winterhaven**  
Location:  
Above  
Perimeter Base/ Floor Line  
& SW Entry Area Soldier Course



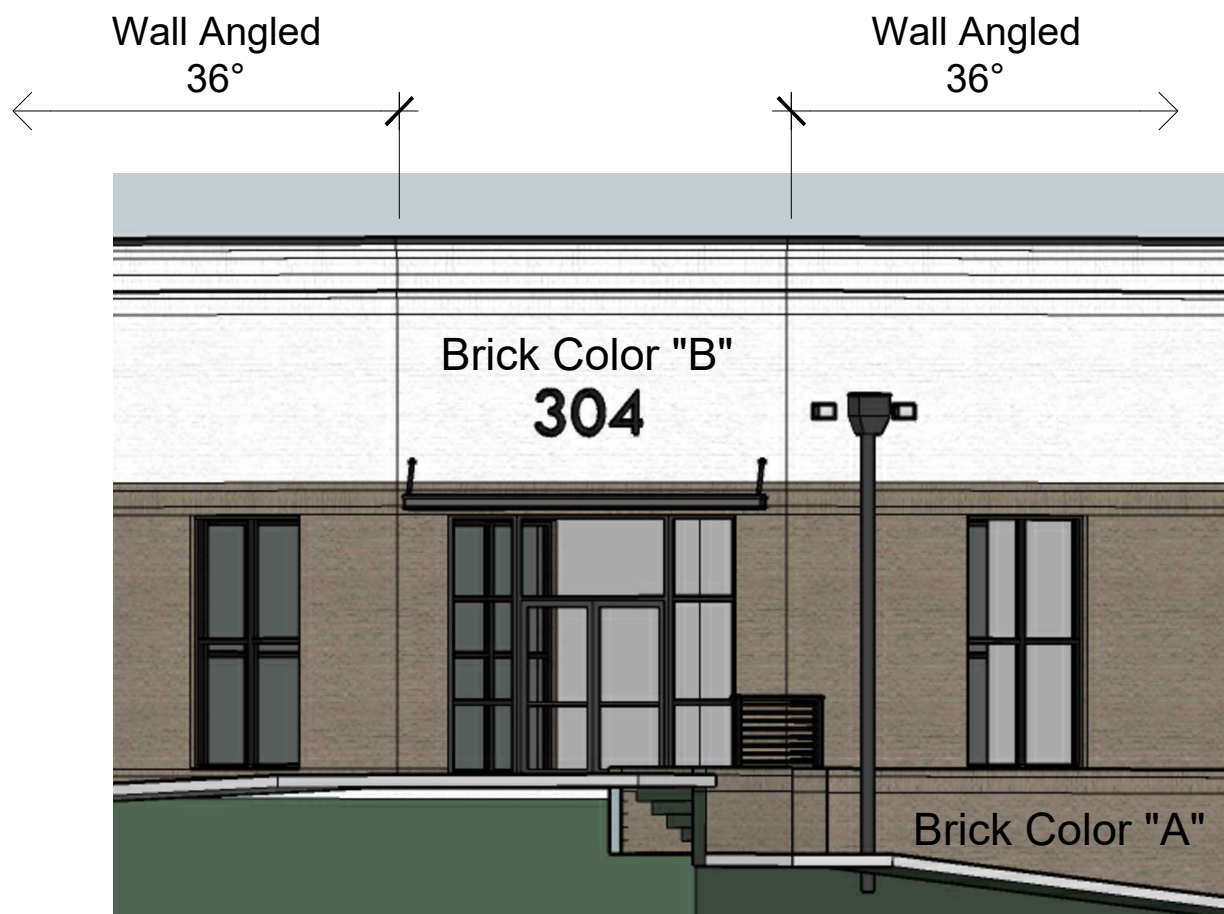
**East Elevation**  
(Line Drawing)



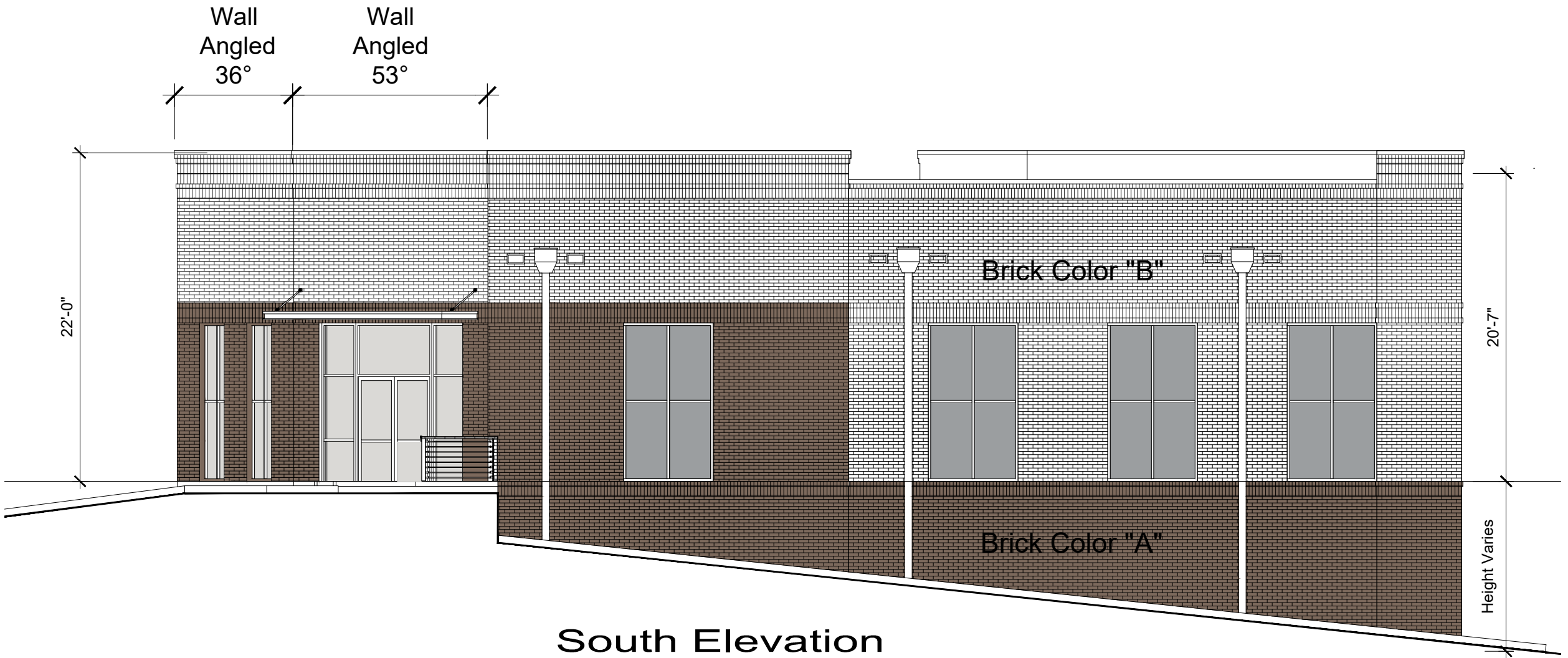
**East Elevation**  
(Rendering)



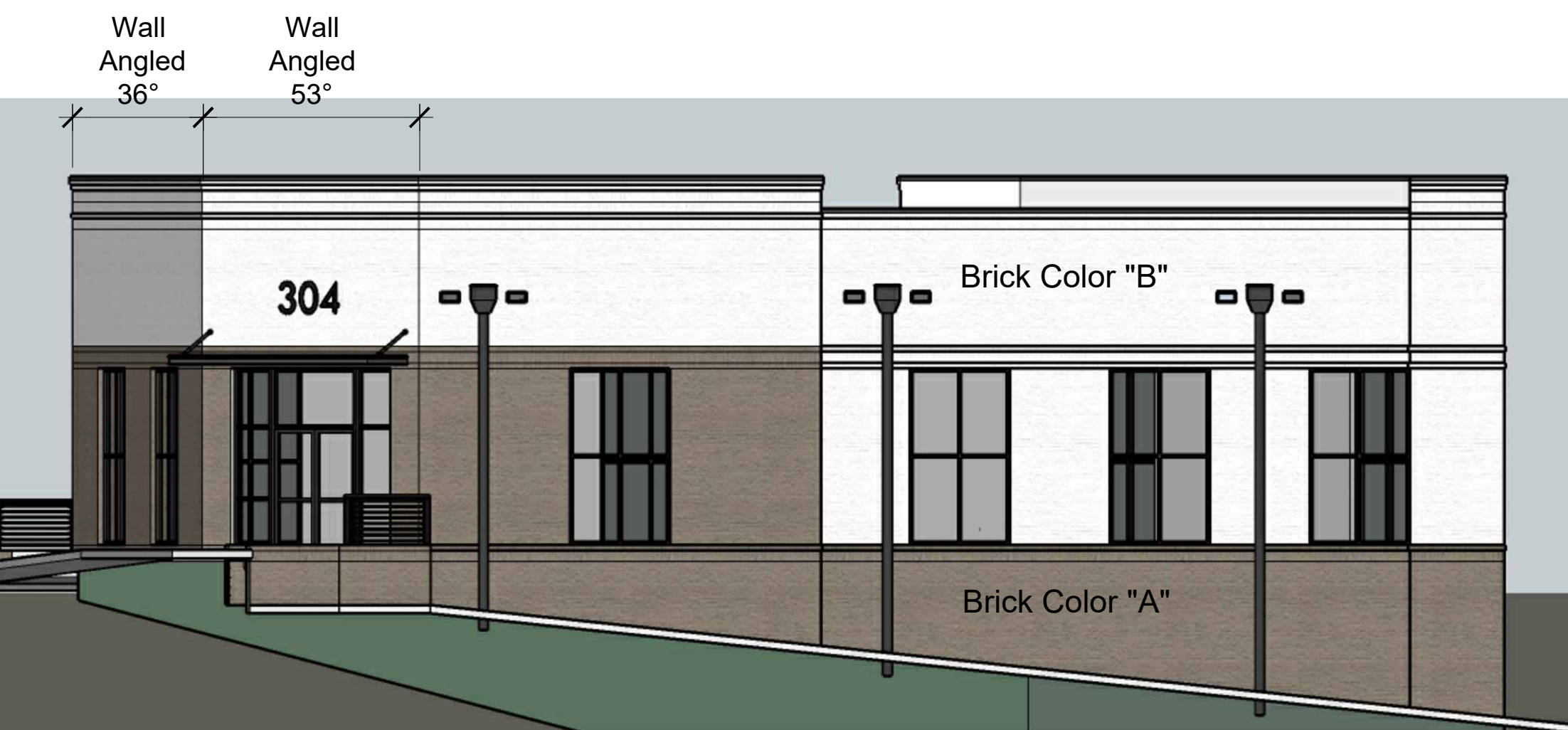
**Southwest Elevation**  
(Line Drawing)



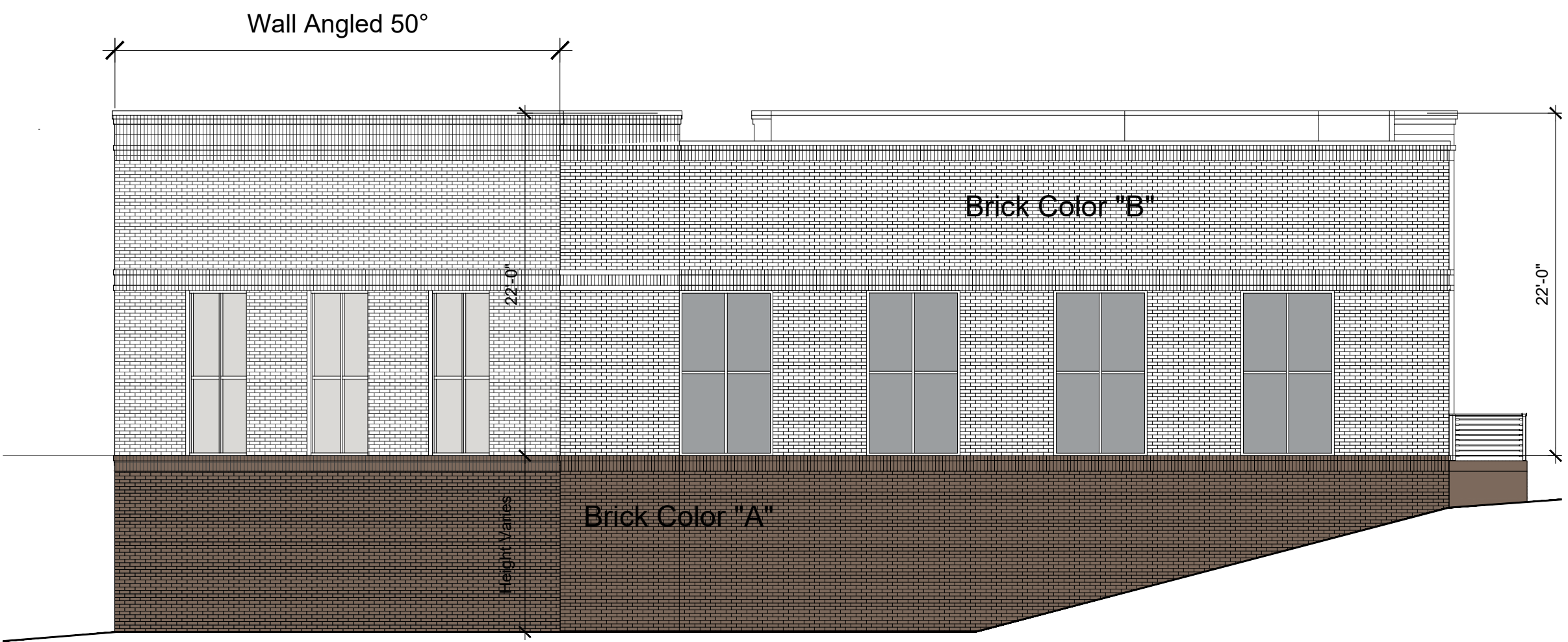
**Southwest Elevation**  
(Rendering)



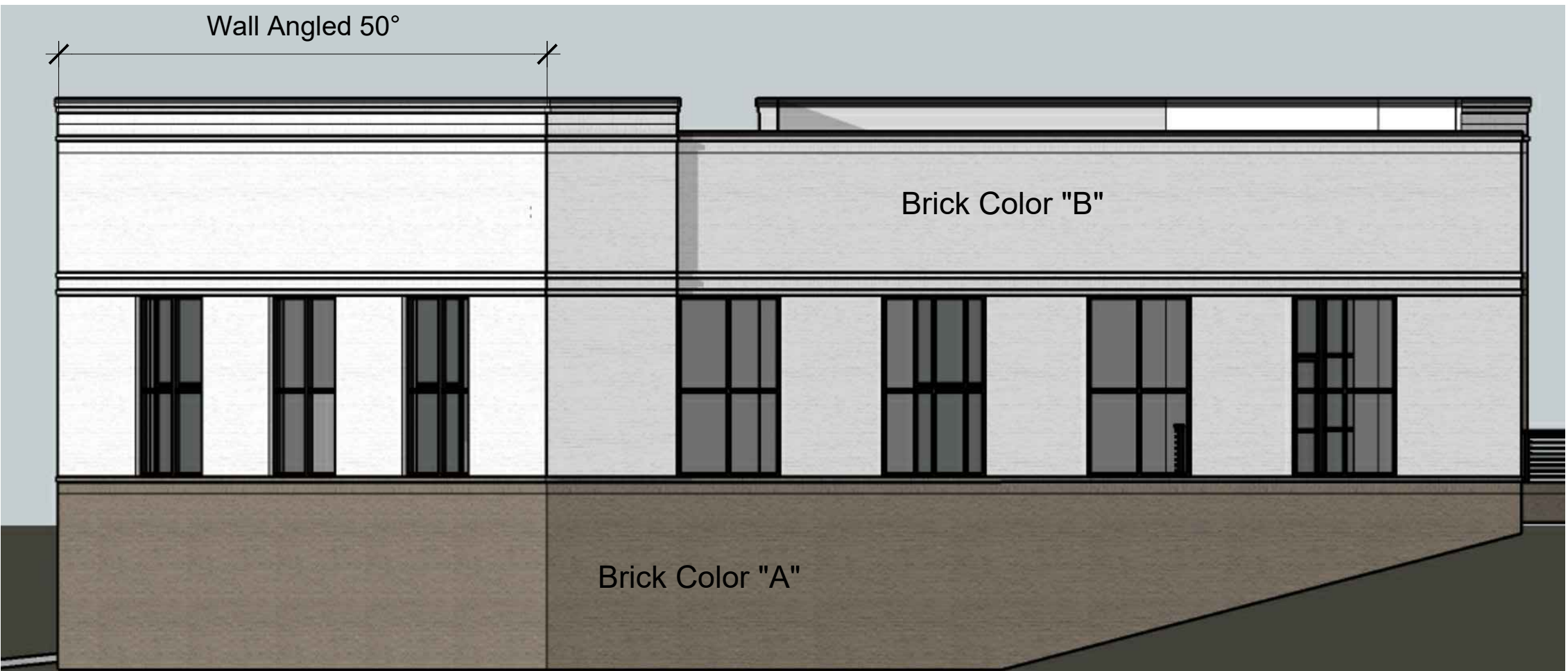
**South Elevation**  
(Line Drawing)



**South Elevation**  
(Rendering)



**North Elevation**  
(Line Drawing)



**North Elevation**  
(Rendering)

| 403 West Park Building |            |            |
|------------------------|------------|------------|
| Elevation              | Brick      | Glass      |
| West                   | 1,110 S.F. | 120 S.F.   |
| East                   | 2,120 S.F. | 300 S.F.   |
| North                  | 1,165 S.F. | 240 S.F.   |
| South                  | 1,602 S.F. | 240 S.F.   |
| SW Entry               | 232 S.F.   | 128 S.F.   |
|                        | 6,229 S.F. | 1,028 S.F. |
|                        | 81%        | 17%        |

Revised 5/5/25



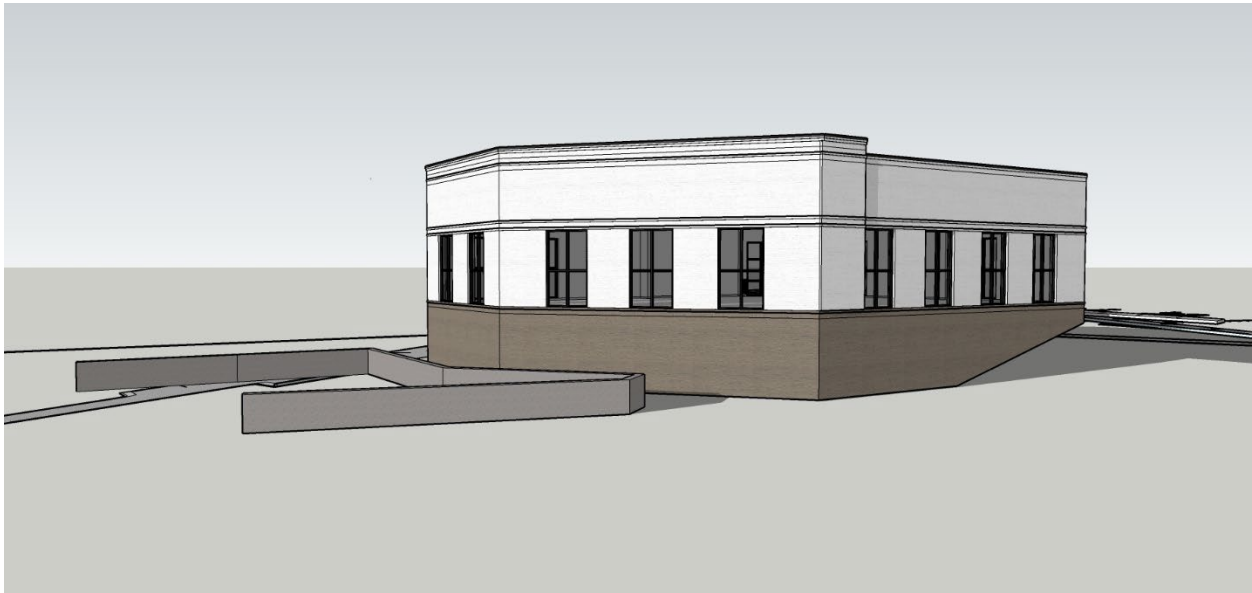


# RENDERING VIEWS

## 1. Building Entrance (facing parking lot)



## 2. Side of building facing the road/intersection





3. Side of building (can be seen from Northlake Drive)



4. View of building entrance from above



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Planning Commission

**FROM:** Lora Hooks, Senior Planner 5/21/2025  
Shayla Reed, Planning Director

**DATE:** June 9, 2025

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

---

### **Recommendation:**

Staff is of the opinion the conceptual site plan for 3511 TDK Blvd. meets the City's ordinances and development standards. The proposed building elevations are innovative, neutral, and blend with the natural surroundings, thus meeting a majority of the City's development standards. However, the percentage of primary materials is lower than the Land Development ordinance requires.

### **Discussion:**

Highland Land Planning has submitted a conceptual site plan and building elevations for an office building and conservation development to be located at 3511 TDK Blvd. The property is situated near the end of the TDK extension, north of Lake McIntosh Park and south of hole #5 of the Planterra golf course. The proposal is for a two-story, 13,600 SF office building and 54 parking spaces. The majority of the parking spaces are proposed to be pervious paving. In addition, 46,000 square feet of tree save area is proposed.

### **Zoning Requirements**

The subject tract is a total of 5.17 acres and is zoned GI, General Industrial, which permits office uses. In addition, the parcel is located in the Airport Overlay District and therefore development is required to coordinate with the Peachtree City Airport Authority for approval and to acquire FAA determination statements as needed.

- Front setback: 50 feet\*
- Side setback: 20 feet
- Rear setback: 50 feet

\*No automobile parking or service areas are permitted within the required front setback.

### **Site Characteristics and Development Standards**

The property is currently vacant and wooded. It is adjacent to the Planterra golf course, hole #5, on the north side and surrounded by Lake McIntosh on the west and south sides.

The tract is grandfathered with regard to current lake buffer requirements. Based on a previously recorded plat from 2006 and the current survey, it appears the tract has not been altered since 2006, which was prior to the lake being established. Per a 2010 legal opinion, "parcels adjacent to the future Lake McIntosh do not have to comply with those buffer requirements other than requirements imposed under the Soil Erosion and Sedimentation Control statutes and related city ordinances pertaining to soil erosion and sedimentation control." The City Engineer has reviewed the proposed plan for these erosion and sedimentation control requirements and will continue to enforce these requirements throughout the construction plan review process.

Being situated along a major thoroughfare (community collector road) triggers an additional architectural review. While the development will not be visible from TDK Blvd., building elevations have been provided by the applicant.

### **Access, Circulation, and Parking Standards**

The property has access through a narrow section of the parcel at the eastern point where the parcel abuts TDK Blvd. Fifty-four parking spaces are proposed in front of the office building, 47 spaces with pervious paving and 7 spaces with impervious paving.

| <b>PARKING REQUIREMENTS</b> |                |           |           |           |
|-----------------------------|----------------|-----------|-----------|-----------|
|                             | REQUIRED RATIO | AREA      | REQUIRED  | PROVIDED  |
| <b>Automobile Parking</b>   |                |           |           |           |
| <i>Professional Office</i>  | 1/250 SF       | 13,600 SF | 54        | 54        |
| <b>TOTAL</b>                |                |           | <b>54</b> | <b>54</b> |

### **Tree-save Landscape Buffer**

The tree-save landscape buffer requirement for a collector road is 50 feet. A 50-foot buffer is proposed. Due to the narrow access point, the buffer area will be limited.

### **Architectural Design**

Section 725 of the Land Development Ordinance (LDO) establishes goals for architectural design, including innovative high-quality design and materials that blend harmoniously with the natural surroundings.

The proposed building has a modern look and feel with lots of glass. Tennessee Field Stone and Nichiha fiber cement boards are proposed as primary materials. Nichiha is a company that manufactures fiber cement siding products; including architectural wall panels that mimic the look of materials like wood, brick, and concrete. Sec. 727 of the LDO states all sides of a building should be considered for treatment with an architectural finish of primary materials such as brick and/or stone unless other



materials demonstrating equal or greater quality are used. Staff feels fiber cement siding meets the intent of the LDO for durable, long-lasting, and low-maintenance materials similar to brick and stone.

The building will not be visible from TDK Blvd. nor from the south or west of the property. The rear and east facade of the building may be visible from the Planterra golf course to the north. The rear of the building consists of 40% primary materials (stone and fiber cement panels) while the east side, technically the 'front' since it faces TDK Blvd., contains only 13% primary materials. The entrance facade of the building contains 45% primary materials and the side of the building facing the lake contains 13%. Glass is not included in the calculations.

### **Exterior Colors**

Sections 728 through 730 of the LDO establish color requirements which state that the predominant colors should be neutral or earth tones. The palette proposed for the office building includes grays and browns in the stone, a cedar finish for the fiber cement panels for a vintage wood look, fiber cement panels with dark gray color mimicking a steel finish, iron ore colored metal panels, and a weathered metal finish (brown and dark gray) for decorative metal panels.

- Natural Stone - Tennessee Field Stone
- Nichiha Fiber Cement - Vintagewood Panel, Cedar finish
- Nichiha Fiber Cement - Tuffblock Panel, Steel finish
- Decorative Metal Panel - Weathered finish
- Corrugated Metal Panel - Painted, Sherwin-Williams, SW7069 Iron Ore

Staff feels the color and material selection are neutral will blend with the natural surroundings.

### **Budget Impact:**

There are no budget items associated with this request.

### **Attachments:**

1. Zoning Map
2. Conceptual Site Plan
3. Renderings
4. Elevations
5. Materials Sheet





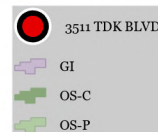
# Zoning Map: 2025

3511 TDK BLVD  
ZONED: GI

For information purposes only



1 inch = 295 feet



0 75 150 225 300 Feet







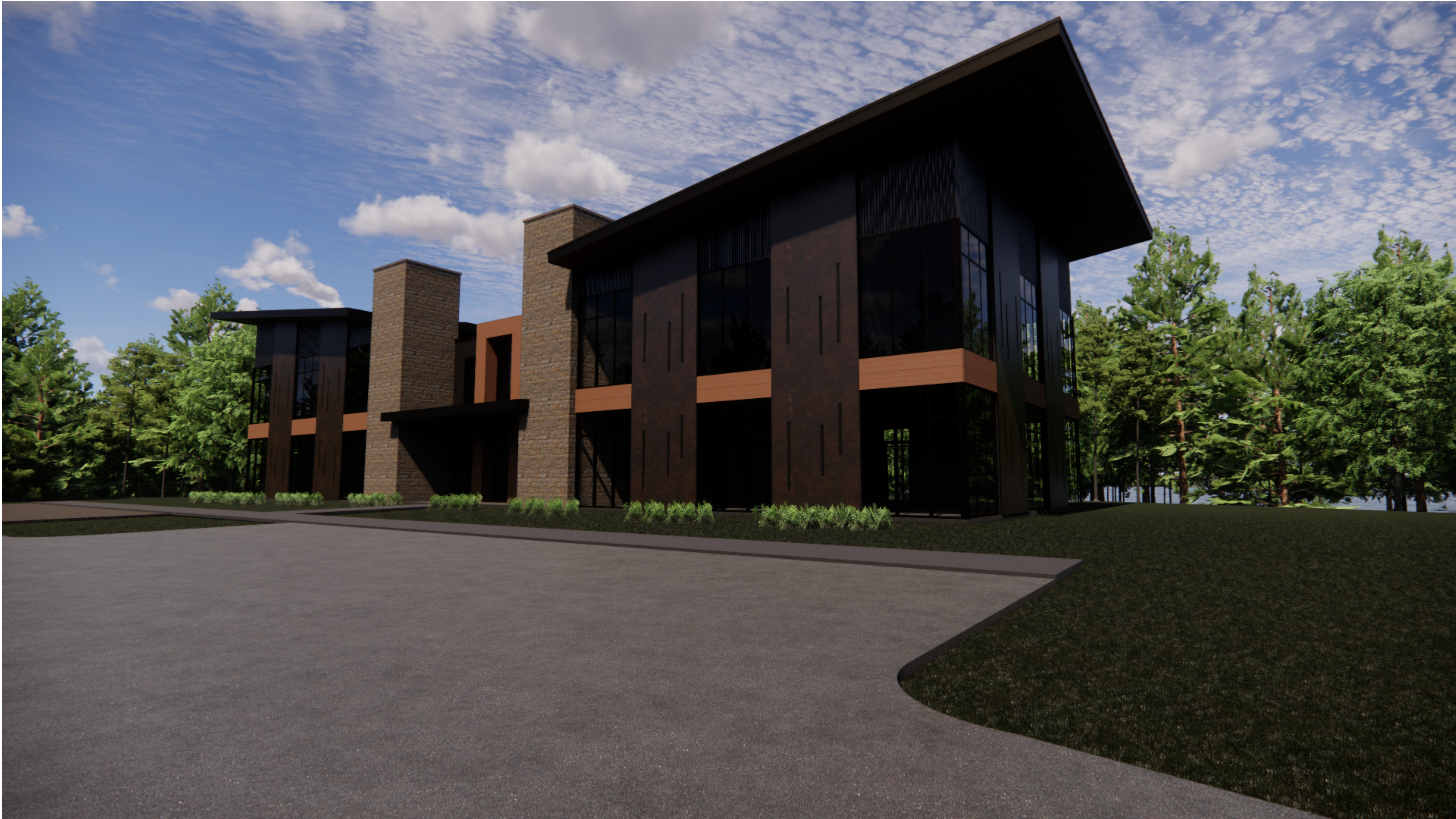








































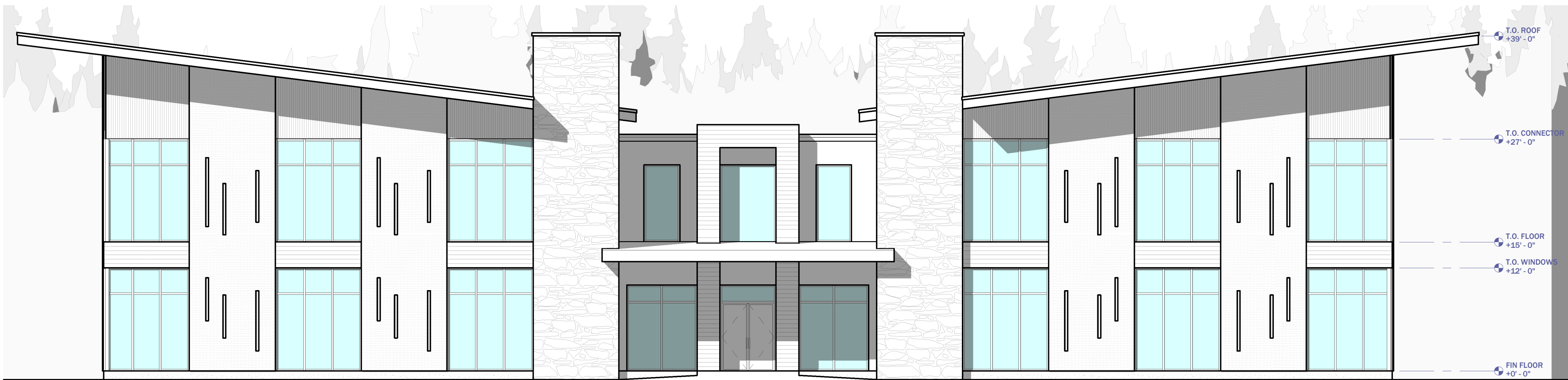






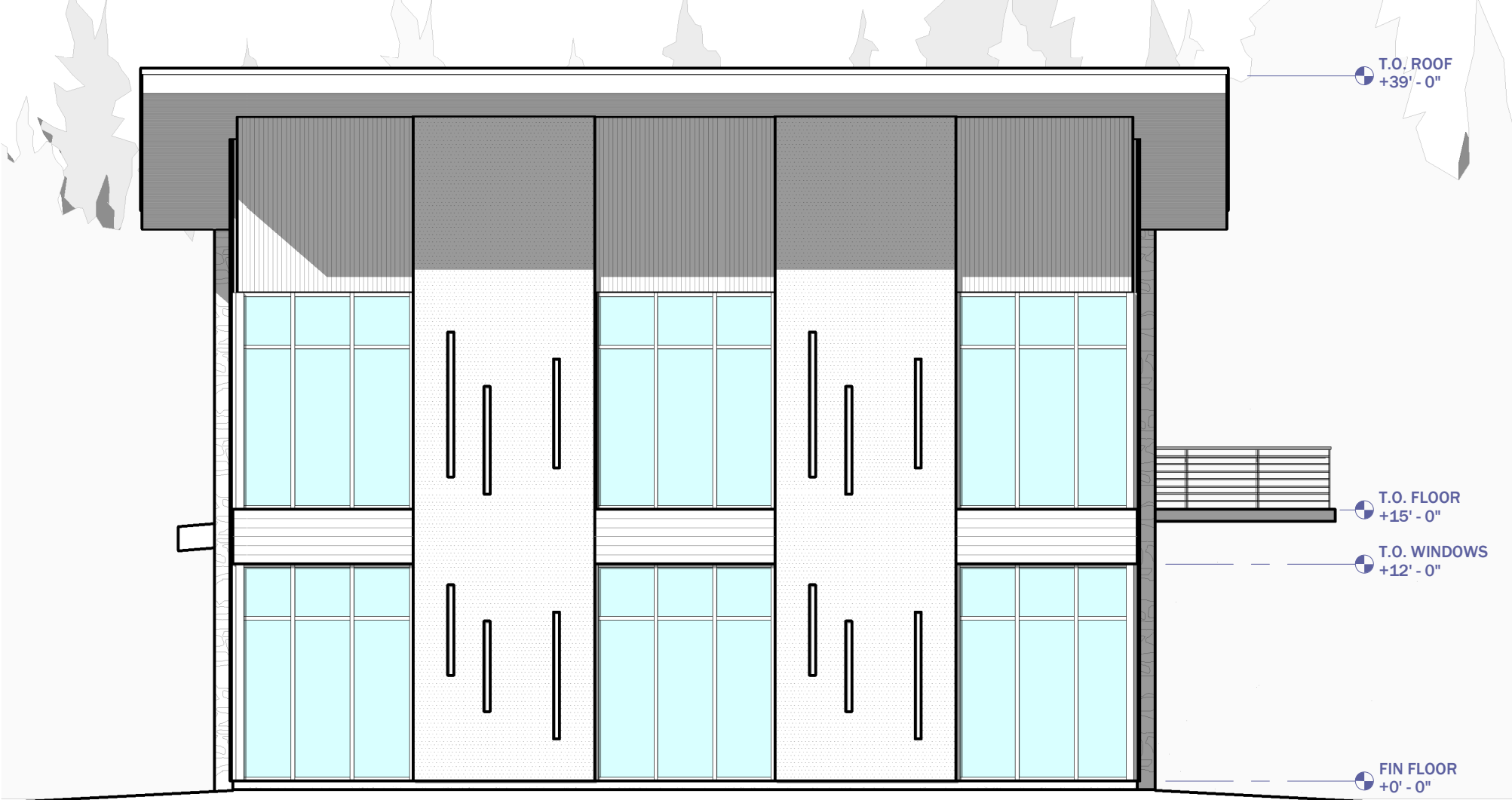






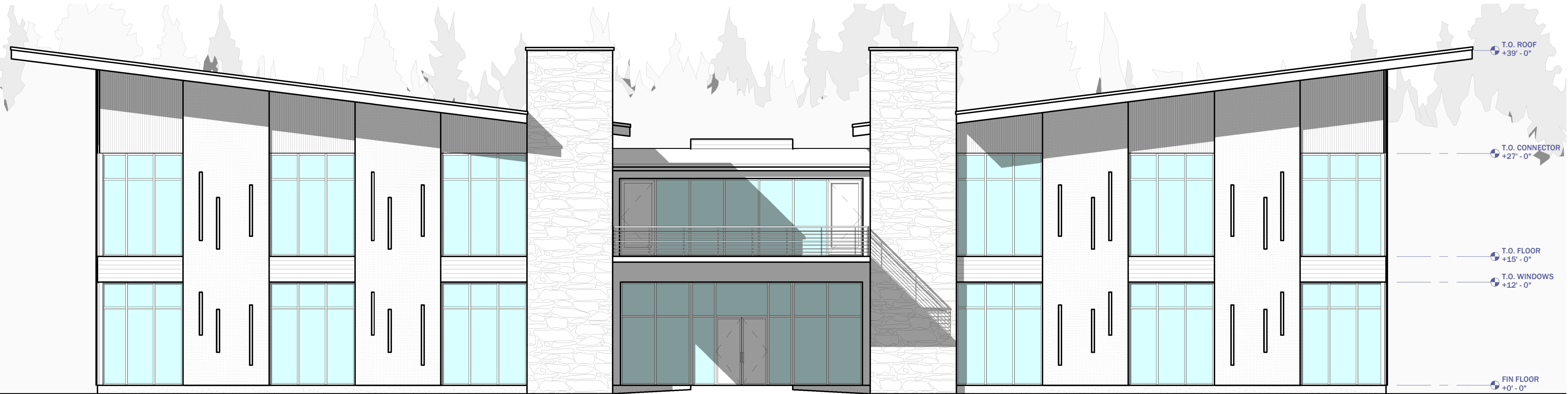
1 **ENTRANCE SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

|  |                                               |  |                                                          |
|--|-----------------------------------------------|--|----------------------------------------------------------|
|  | <b>NATURAL STONE</b><br>800 SF (17%)          |  | <b>NICHIHA FIBER CEMENT - VINTAGEWOOD</b><br>340 SF (7%) |
|  | <b>CORRUAGTED METAL PANEL</b><br>398 SF (9%)  |  | <b>NICHIHA FIBER CEMENT - TUFFBLOCK</b><br>240 SF (5%)   |
|  | <b>DECORATIVE ART PANEL</b><br>1,296 SF (26%) |  | <b>GLAZING</b><br>1,802 SF (36%)                         |



3 **APPROACH ELEVATION**  
SCALE: 1/8" = 1'-0"

|  |                                               |  |                                                         |
|--|-----------------------------------------------|--|---------------------------------------------------------|
|  | <b>NATURAL STONE</b><br>62 SF (3%)            |  | <b>NICHIHA FIBER CEMENT - VINTAGEWOOD</b><br>90 SF (5%) |
|  | <b>CORRUAGTED METAL PANEL</b><br>290 SF (16%) |  | <b>NICHIHA FIBER CEMENT - TUFFBLOCK</b><br>0 SF (0%)    |
|  | <b>DECORATIVE ART PANEL</b><br>710 SF (38%)   |  | <b>GLAZING</b><br>720 SF (38%)                          |



2 **REAR SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

|  |                                               |  |                                                          |
|--|-----------------------------------------------|--|----------------------------------------------------------|
|  | <b>NATURAL STONE</b><br>800 SF (17%)          |  | <b>NICHIHA FIBER CEMENT - VINTAGEWOOD</b><br>180 SF (4%) |
|  | <b>CORRUAGTED METAL PANEL</b><br>398 SF (9%)  |  | <b>NICHIHA FIBER CEMENT - TUFFBLOCK</b><br>136 SF (3%)   |
|  | <b>DECORATIVE ART PANEL</b><br>1,296 SF (26%) |  | <b>GLAZING</b><br>2,035 SF (58%)                         |



4 **LAKE ELEVATION**  
SCALE: 1/8" = 1'-0"

|  |                                               |  |                                                         |
|--|-----------------------------------------------|--|---------------------------------------------------------|
|  | <b>NATURAL STONE</b><br>62 SF (3%)            |  | <b>NICHIHA FIBER CEMENT - VINTAGEWOOD</b><br>90 SF (5%) |
|  | <b>CORRUAGTED METAL PANEL</b><br>290 SF (16%) |  | <b>NICHIHA FIBER CEMENT - TUFFBLOCK</b><br>0 SF (0%)    |
|  | <b>DECORATIVE ART PANEL</b><br>710 SF (38%)   |  | <b>GLAZING</b><br>720 SF (38%)                          |



# CONSERVATION DEVELOPMENT

PEACHTREE CITY, GEORGIA

## EXTERIOR FINISHES

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### NATURAL STONE

TENNESSEE FIELD STONE  
5"-8" SIZE WITH JUMPERS



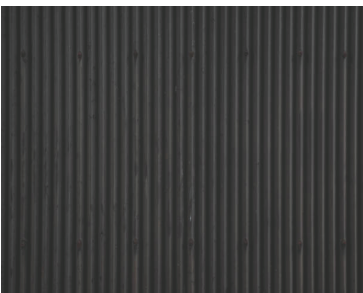
### NICHIHA FIBER CEMENT

VINTAGEWOOD PANEL  
CEDAR FINISH



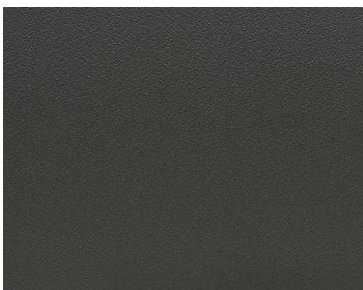
### DECORATIVE METAL PANEL

WEATHERED FINISH  
CUSTOM CUT PATTERN



### CORRUGATED METAL PANEL

2.5" CORRUGATION PATTERN  
PAINTED FINISH | SHERWIN WILLIAMS IRON ORE



### NICHIHA FIBER CEMENT

TUFFBLOCK PANEL  
STEEL FINISH



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Planning Commission

**FROM:** Lora Hooks, Senior Planner 5/9/2025  
Shayla Reed, Planning Director 5/9/2025

**DATE:** June 9, 2025

**SUBJECT:** Conceptual Plat, Kensington Gardens, 400 Stagecoach Rd./Spear Rd.

---

### **Recommendation:**

Staff is of the opinion the conceptual plat meets the zoning conditions and the City's land development standards. Should the commission approve the plat, the following conditions are recommended:

- 1. Developer shall be responsible for constructing a multi-use path to the limit of the property as shown on the concept plat per Peachtree City standards during the road construction phase of the development.*
- 2. Developer shall extend Stagecoach Road to the limit of the City right-of-way per Peachtree City standards during the road construction phase of the development.*

### **Discussion:**

Hyde Park Properties has submitted a conceptual plat for Kensington Gardens containing 21 single-family residential lots. The development will be Phase 2 of Hyde Park, which is located across from Booth Middle School on the opposite side of Stagecoach Road. The property was annexed in December of 2023 and rezoned to LUR-23, a limited-use residential district.

The LUR zoning was approved with the following conditions that apply to the Conceptual Plat:

1. All residential lots shall comply with all requirements listed in Section 1002.4 of the Zoning Ordinance (R-43 zoning district):
  - Minimum lot width: 150 feet
  - Minimum lot width adjacent to street right-of-way: 40 feet on street, 35 feet on cul-de-sac
  - Front setback: 50 feet
  - Side setback: 15 feet
  - Rear setback: 30 feet



2. The maximum number of units shall be 21, consisting of a minimum of 1-acre.
3. Environmentally sensitive lands such as floodplains, wetlands, streams, and their associated buffers shall be platted separately from residential lots and dedicated to either a Home Owner's Association or the City.
4. A 50-foot landscape buffer meeting all the requirements of Section 723.2 of the Land Development Ordinance shall be located along Spear Road. A landscape plan for this buffer shall be reviewed and approved by the Planning Division.
5. A 50-foot buffer shall be provided along the western property line abutting 209 Spear Road.

### **Site Characteristics and Development Standards**

In addition to the rezoning conditions, the Land Development Ordinance (LDO) establishes minimum subdivision standards.

#### **Multi-use Paths**

Section 706 of the (LDO) states that "the planning commission shall require multi-use paths in order to facilitate ... access from residential and commercial developments to schools, parks, playgrounds and other city amenities." The concept plat approved as part of the annexation and rezoning included a cart path on the north side of the property that will extend west towards Stagecoach Road.

The conceptual plat submitted for review and approval by the Planning Commission shows the proposed path that will extend to the limit of the property on the west side and connect the new subdivision to the multi-use path network.

#### **Parks and Open Space**

The LDO requires at least three (3) acres of open space per 100 dwelling units. The proposed subdivision only has 21 residential lots. The developer has an additional development nearby, Hyde Park Phase 1, which has less than 10 lots and over 3 acres of recreation space. The developer is requesting to use the existing recreation space in Hyde Park to meet the open space requirement for both subdivisions.

In addition to the proposed path that will extend westward to the limit of the property, the developer has agreed to extend Stagecoach Road to the limit of the City right-of-way, enabling access to the existing recreation area from the proposed subdivision and enhancing the neighborhood infrastructure.

In addition, Section 1130(j) states that "every platted residential lot within the city shall plant and/or maintain no less than two trees at least two inches in diameter within the boundaries of the subject lot." Staff will perform a landscape inspection at the end of the construction process for each dwelling unit to ensure that the two required trees are provided before releasing a Certificate of Occupancy for that dwelling unit.

#### **Budget Impact:**

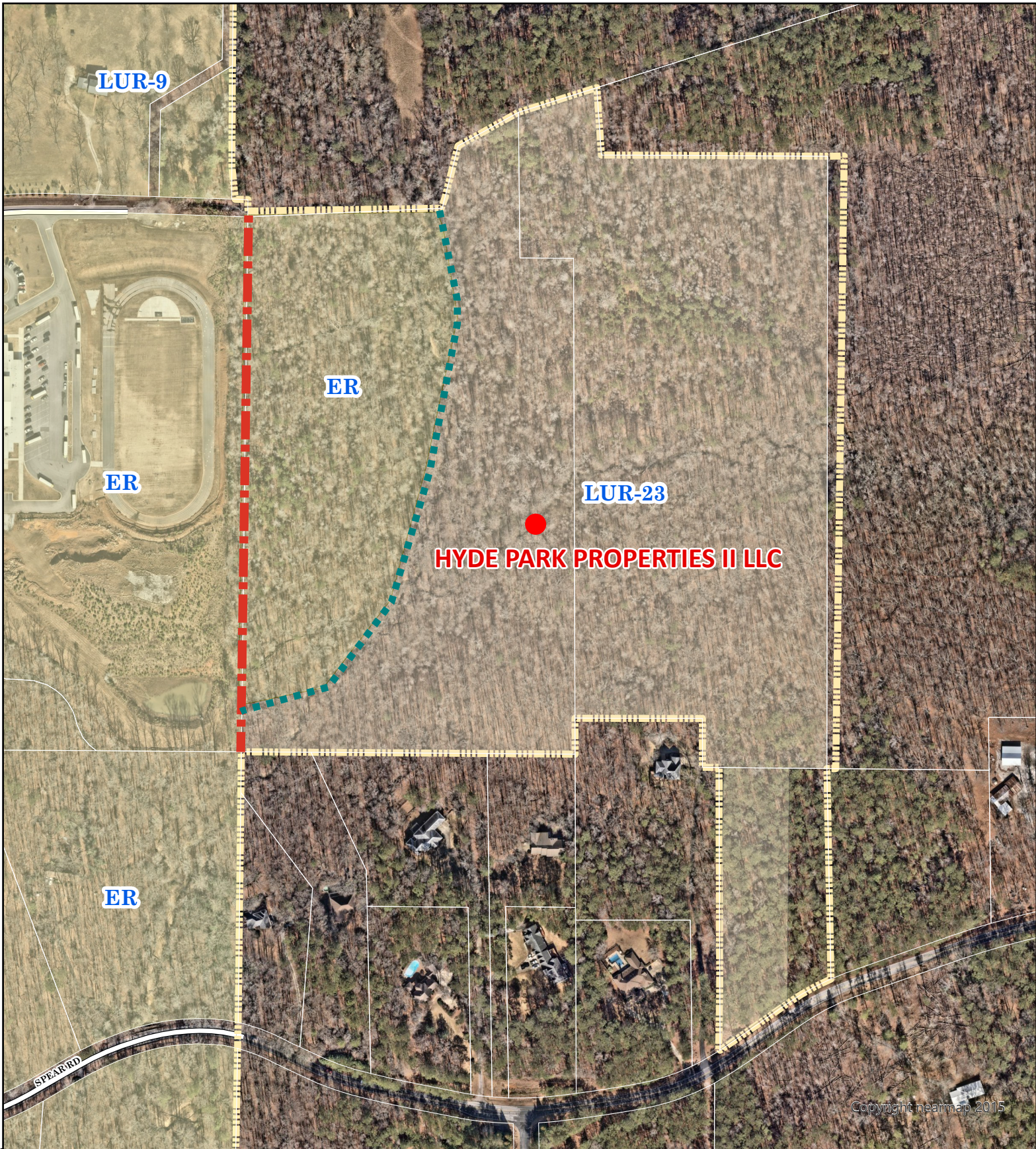
There are no budget impacts associated with this request.



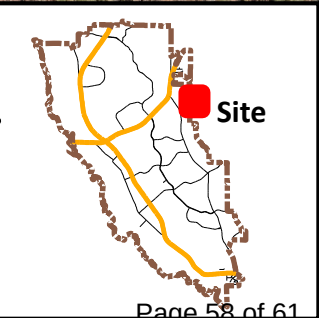
**Attachments:**

1. Zoning Map
2. Conceptual PLAT





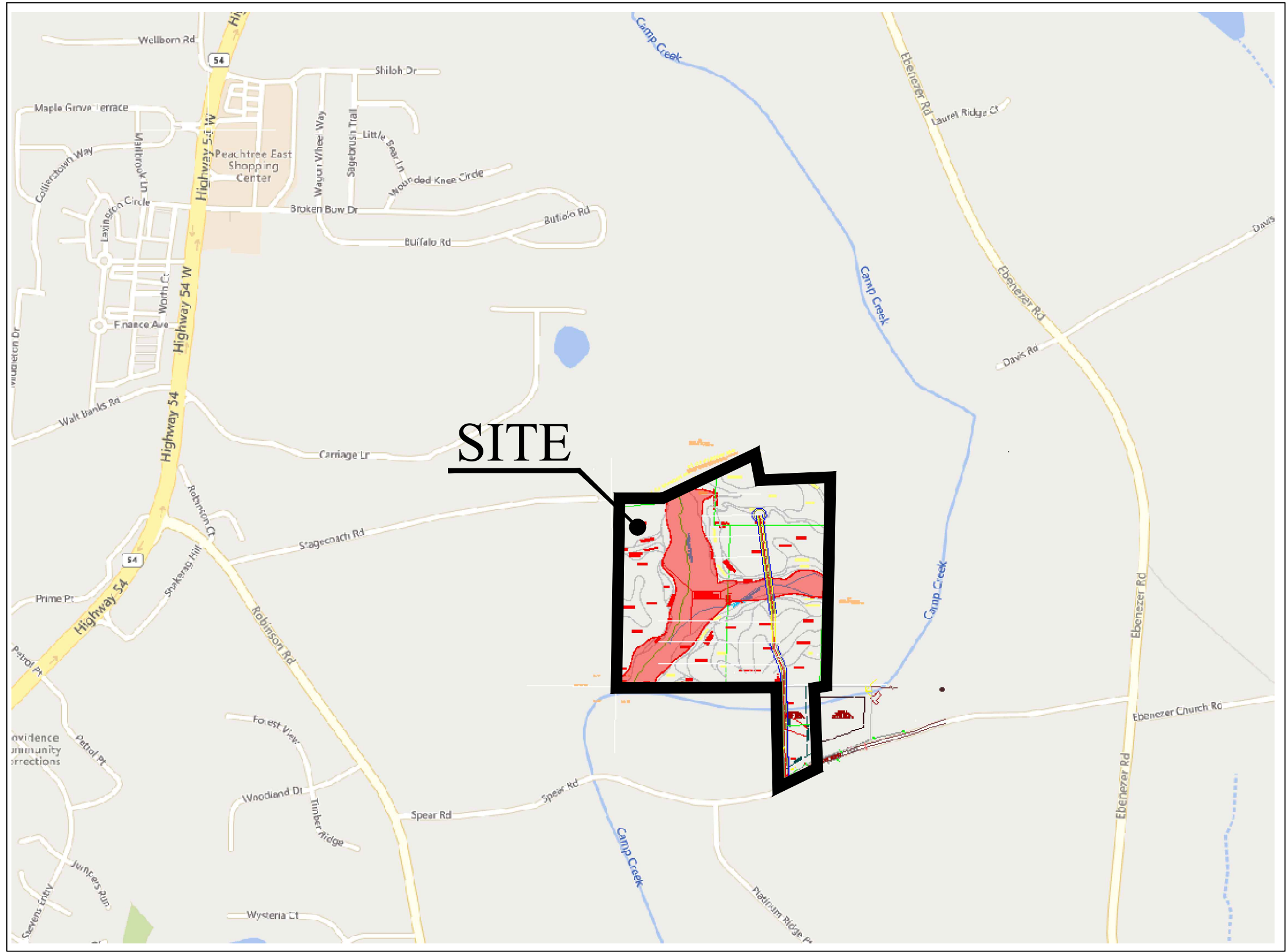
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <h2>Zoning Map</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p><b>HYDE PARK PROPERTIES II LLC</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p>For information purposes only</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <div style="display: flex; align-items: center;"> <div style="text-align: center;"> </div> <div style="margin-left: 10px;"> <p><span style="color: red;">●</span> Location</p> <p><span style="border: 2px dashed yellow; display: inline-block; width: 15px; height: 10px;"></span> Zoning Condition</p> <p><span style="border: 1px solid white; display: inline-block; width: 15px; height: 10px;"></span> Tax/Parcels/CAMA</p> <p><span style="border-top: 2px dashed yellow; display: inline-block; width: 15px;"></span> City Limits</p> </div> </div> <p>1 inch equals 300 feet</p> |  |





SITE INFORMATION

- OWNER/DEVELOPER/SUBDIVIDER:  
THE HYDE GROUP  
CONTACT: MR. MICHAEL HYDE  
P.O. BOX 2506  
PEACHTREE CITY, GEORGIA 30269  
PHONE NUMBER - 770-487-9997  
EMAIL - MICHAEL@THEHYDEGROUP.COM
- TOTAL SITE AREA: 38.9-ACRES (PROPOSED LAND USE: 21-SINGLE FAMILY RESIDENTIAL LOTS)  
FLOOD PLAIN AREA = ± 12.0-ACRES  
SINGLE FAMILY RESIDENTIAL = 25.4-ACRES  
R/W AREA = 3.0-ACRES  
BUFFERS AND UNDEVELOPED AREAS = 9.63-ACRES
- ZONING: LUR 23 WITH REQUIREMENTS OF R-43 SINGLE-FAMILY RESIDENTIAL LOW DENSITY  
MINIMUM LOT AREA = 1-ACRES  
MINIMUM HEATED FLOOR AREA = 1,500 S.F.
- ZONING INFORMATION:  
MINIMUM LOT WIDTH AT BLDG. SETBACK LINE = 150 FT  
MINIMUM ROAD FRONTAGE ON CUL-DE-SEC = 35 FT  
MINIMUM FRONT SETBACK = 50 FT. FROM R/W  
MINIMUM SIDE SETBACK = 15 FT.  
MINIMUM REAR SETBACK = 30 FT.
- THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:  
POTABLE WATER - PEACHTREE CITY WATER AUTHORITY  
SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM.
- PORTIONS OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13113C0091E FAYETTE CO. AND 13077C0200D, DATED DECEMBER 4, 2024, FAYETTE COUNTY, GEORGIA. ALSO, PROVIDED BY DAVID G. HOVEY P.E., HOVEY ASSOCIATES 10-23-07.
- LIVE STREAMS, WETLANDS, OR OTHER BODIES OF WATER DO EXIST ON THIS SITE.
- ALL ELEVATIONS ARE REFERENCED TO NAVD88.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.
- SOILS SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A LEVEL 3 SOILS MAP, DATED MAY 9, 2024, BY APPLIED ENVIRONMENTAL SCIENCES, INC.
- BOUNDARY LINES SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A BOUNDARY SURVEY, DATED FEBURARY 19, 2021, BY W.D. GRAY AND ASSOC. INC.
- TOPOGRAPHIC CONTOURS SHOWN ON THIS CONCEPT PLAT ARE DERIVED FROM 2019-2024 USGS LIDAR: CENTRAL GEORGIA.
- CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL UNLESS PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.
- STORMWATER & SEPTIC SYS. WILL BE HANDLED ON SEPARATE PARCELS DEDICATED TO THE CITY, FINAL LOCATIONS TO BE DETERMINED IN FINAL PLAT.
- STREAM BUFFER, BASED ON THE PREVIOUS HOVEY FLOOD SURVEY. CAMP CREEK BUFFER WILL BE FINALIZED WITH REVISED SURVEY BUT ALL OF THAT BUFFER WILL REMAIN INSIDE THE FLOODPLAIN ALREADY BEING DEDICATED.



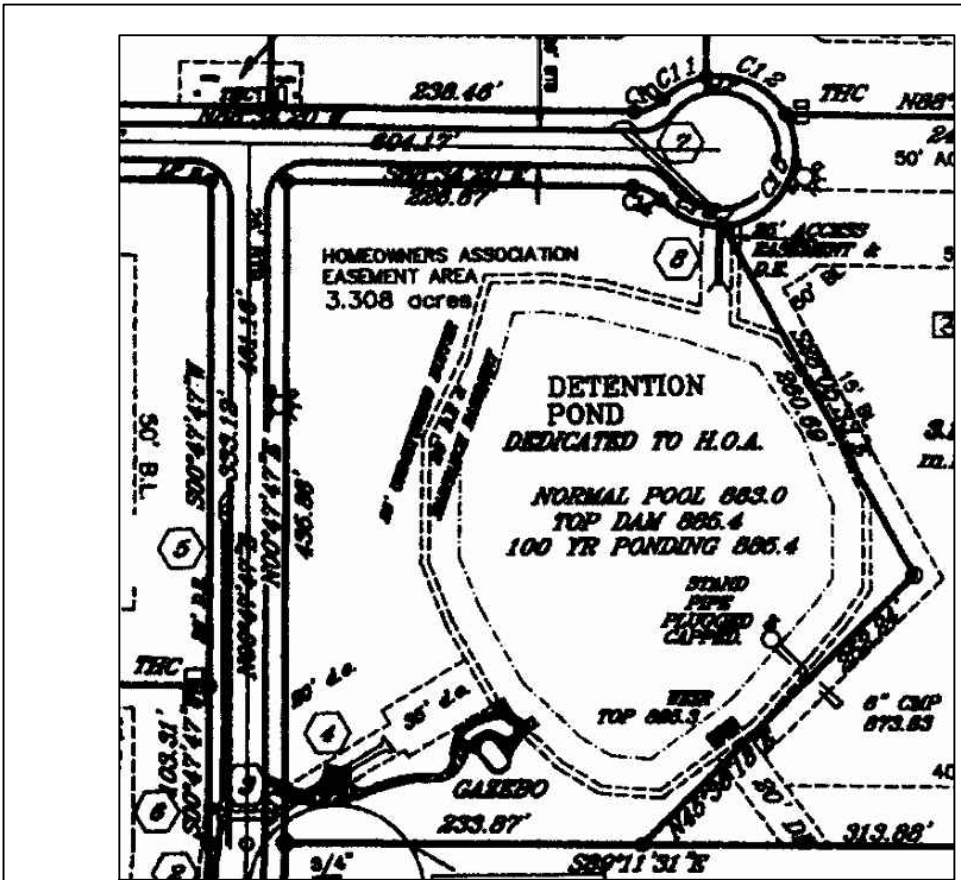
VICINITY MAP (NTS)

CONCEPT PLAT  
FOR:

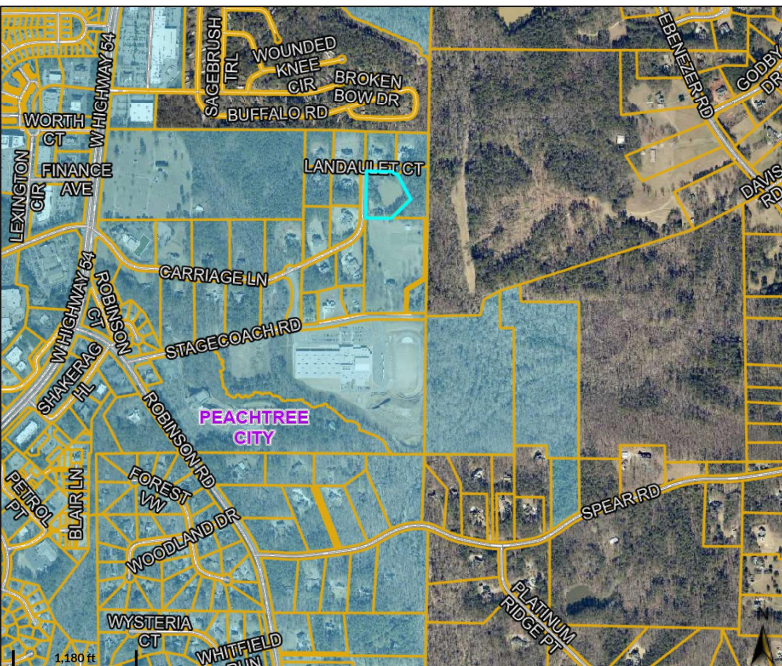
*KENSINGTON GARDENS at  
HYDE PARK ( PHASE II )*

LOCATED IN LAND LOT 61 OF THE 5th DISTRICT,  
PEACHTREE CITY, GEORGIA  
PARCEL IDS# 0715-005, 0715-018

PREPARED FOR:  
THE HYDE GROUP  
JANUARY 2025



Fayette County, GA



Parcel ID 071500013  
Sec/Type/Ring n/a  
Property Address LANDAULEY CT  
District n/a  
Brief Tax Description n/a

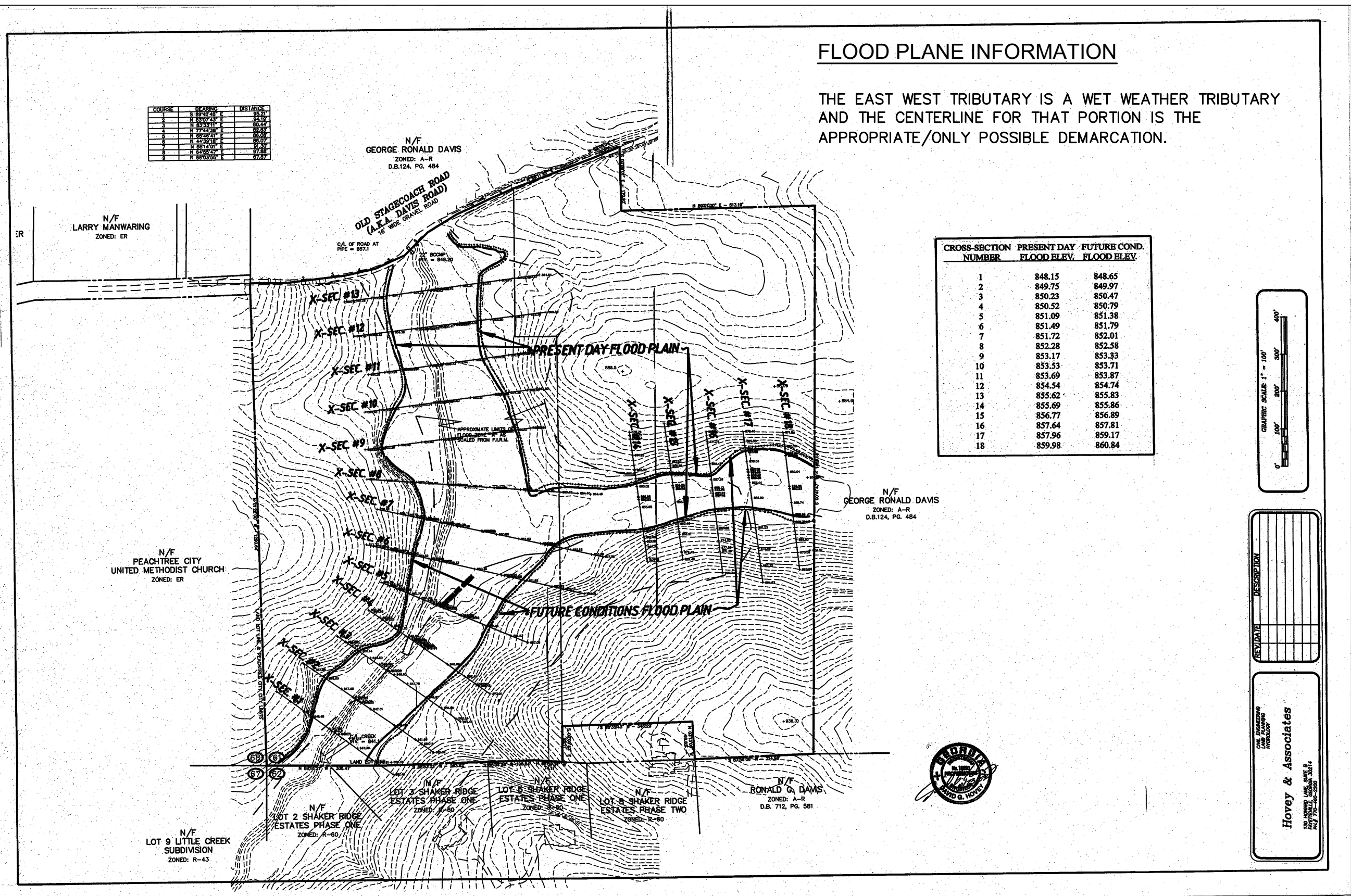
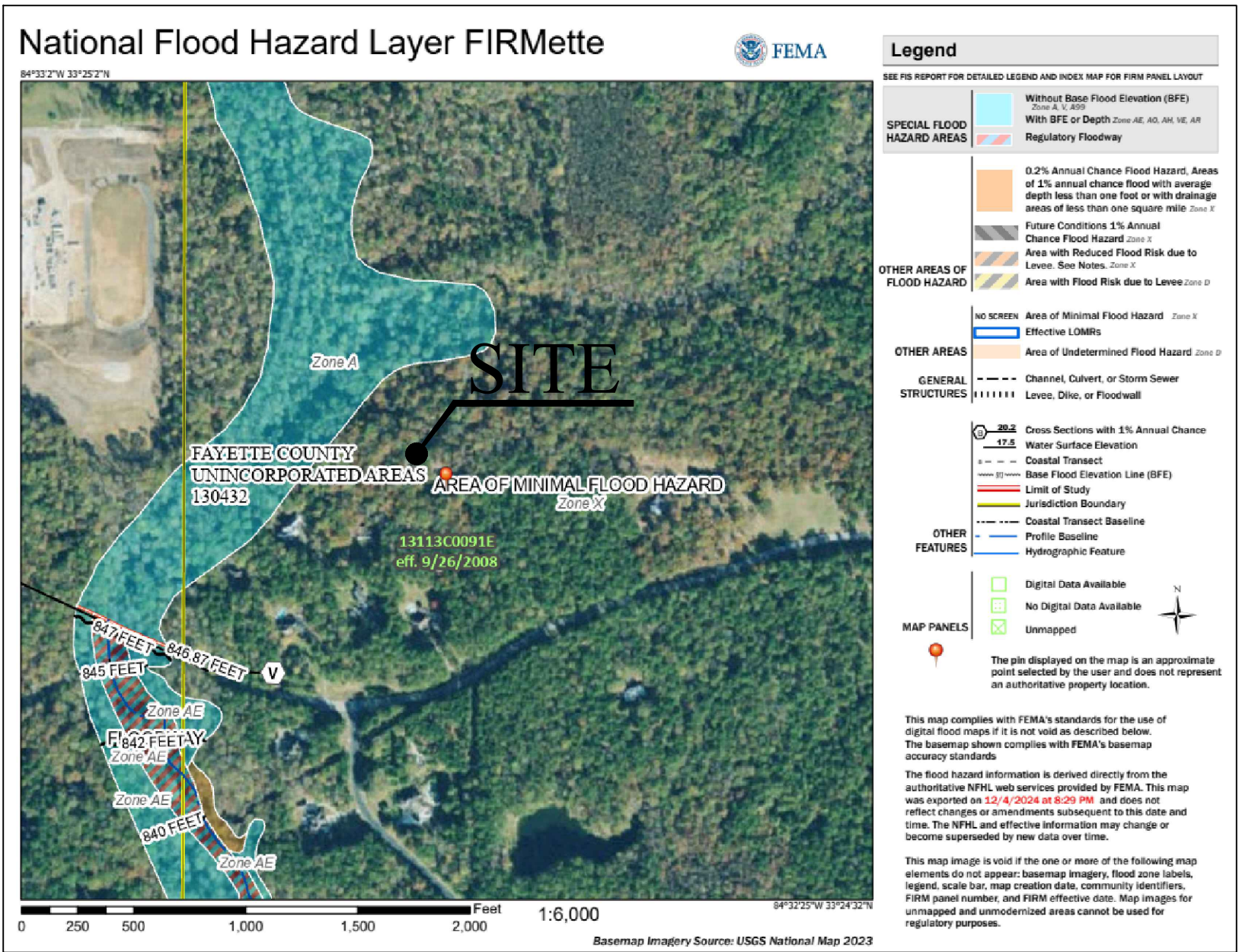
Date created 4/30/2025  
Last Date Updated 4/30/2025 5:02:36 AM  
Developed by SCHNEIDER

(HYDE PARK PHASE I SATISFIES THE 3 ACRE  
REQUIREMENT FOR DEVELOPMENTS UNDER 100  
DWELLING UNITS)

SHEET INDEX

- |      |                   |
|------|-------------------|
| C-01 | COVER SHEET       |
| C-02 | AMENDED ORDINANCE |
| C-03 | CONCEPT PLAT      |

CONCEPT PLAT: NOT TO BE RECORDED



EXISTING & FUTURE 100 YR FLOOD STUDY MAP

SES  
ENGINEERING  
PLANNING  
SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.  
216 EAST SOLOMON STREET, SUITE A  
GRIFFIN, GEORGIA 30223  
PHONE: (770) 967-2051 FAX: (770) 967-2053

CONCEPT PLAT  
KENSINGTON GARDENS AT HYDE PARK  
( PHASE II )  
LOCATED IN LAND LOT 61 OF THE  
5th DISTRICT OF PEACHTREE CITY, GEORGIA

| Rev. | Description | Date |
|------|-------------|------|
| 1    |             |      |
| 2    |             |      |
| 3    |             |      |
| 4    |             |      |
| 5    |             |      |
| 6    |             |      |
| 7    |             |      |
| 8    |             |      |
| 9    |             |      |
| 10   |             |      |
| 11   |             |      |
| 12   |             |      |
| 13   |             |      |
| 14   |             |      |
| 15   |             |      |
| 16   |             |      |
| 17   |             |      |
| 18   |             |      |



COVER SHEET

Design by: RLL  
Project #: R24279001  
Date: 01/08/25

SHEET TITLE  
C-01  
SHEET # 01 OF 03



Ordinance Number 1214

AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,  
OF THE PEACHTREE CITY CODE OF ORDINANCES  
ADDRESSING THE ANNEXATION OF ABOUT 52 ACRES OF LAND  
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY ON SPEAR ROAD AND  
ALONG THE ABANDONED ROADWAY OF OLD STAGECOACH ROAD, AND FOR  
OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and  
it is hereby ordained by authority of the same, that Appendix C, Section 118 be added  
to the Peachtree City Code of Ordinances to read as follows:

Sec. 118. Annexation of land along Spear Road and at the end of Old Stagecoach Road.

Pursuant to O.C.G.A. § 36-36-21 and a vote of our City Council, all of the following  
described property shall be annexed into the city limits of Peachtree City:

All that tract or parcel of land lying and being in land lot 61 of the 7<sup>th</sup> district,  
Fayette county, Georgia and being more particularly described as follows:  
Beginning at the southwest corner of said land lot; running thence east  
along the south line of said land lot 791.1 feet; thence north 4 minutes west,  
1,130.7 feet; thence west 110 feet; thence north 400 feet to the center of  
an Old Stagecoach Road; thence southwesterly along the center of said  
road and following the curvature thereof 762.4 feet to the west line and  
said land lot; thence south along said land lot line 1,290 feet to the  
southwest corner of said land lot and the point of beginning. Said  
description as per survey by Joseph W. Steed, Jr. recorded at Plat Book 2,  
Page 6, Fayette County records

And

All that tract or parcel of land lying and being in land lot 61 of the 7<sup>th</sup> district,  
Fayette county, Georgia and being more particularly described as follows:  
Beginning at a point on the south line of said land lot 781.1 feet east of the  
southwest corner of said land lot; running thence east along the south line  
of said land lot 665 feet to an iron pin; thence north 50 minutes east, 1,470.3  
feet to an iron pin; thence south 89 degrees 7 minutes west 515 feet to an  
iron pin; thence North 56 minutes west 170 feet to the center of Old  
Stagecoach Road; thence southwesterly along the center of said road and  
following the curvature thereof 300 feet; thence south 400 feet; thence east  
110 feet; thence south 4 minutes east 1,130.7 feet to the south line of said  
land lot and the Point of Beginning. Said Description as per plat by J.W.  
Steed, Jr., recorded in Plat Book 2, Page 6, Fayette County Records. The  
purpose of this deed is to make grantee sole owner of the above described  
property. Less and Except: All that tract or parcel of land lying and being in  
Land lot 651 of the 7<sup>th</sup> district, Fayette County, Georgia and being more

particularly described as follows: Beginning at a Point that is 781.02 feet east  
of the common corner of land lots 61, 62, 67, and 68 as measured along  
the dividing line between land lots 61 and 62; thence north 01 degrees 02  
minutes 36 seconds west for a distance of 95.17 feet to a point; thence  
north 87 degrees 35 minutes 31 seconds east for a distance of 345.26 feet  
to a point; thence south 04 degrees 10 minutes 14 seconds east for a  
distance of 100.00 feet to an iron pin found; thence south 87 degrees 20  
minutes 47 seconds west a distance of 288.24 feet to a nail in a stump;  
thence north 86 degrees 52 minutes 23 seconds west a distance of 62.66  
feet to the true point of beginning.

And

All that tract or parcel of land lying and being in land lot 62 of the 7<sup>th</sup> district,  
Fayette county, Georgia and being more particularly described as follows:  
To find the true point of beginning, commence at a 1.5 inch open top pipe  
found at the corner common to Land Lots 61, 62, 36, and 35; thence run  
North 88°18'59" West, 1,129.36 feet to a ½ inch rebar set; thence South  
89°54'21" West 416.91 feet to a ½ inch rebar set and the true Point of  
Beginning; thence South 01°09'39" East 519.54 feet to a ½ inch rebar set  
along the norther right of way of Spear Road having a 60-foot right of way;  
thence running along said right of way 138.94 feet along the arc of a curve  
to the left having a radius of 729.98 feet and being scribed by a chord  
bearing South 59°52'09" West 138.73 feet to a point; thence South 54°25'00"  
West 1,652.93 feet to a point; thence 14.16 feet along the arc of a curve to  
the right having a radius of 387.04 feet and being scribed by a chord  
bearing South 55°27'52" West 14.165 feet to a ½ inch rebar set; thence  
leaving said northern right of way of Spear Road and running North  
01°09'39" West 691.61 feet to a 5/8 inch rebar found; thence North  
89°54'21" East 267.65 feet to a ½ inch rebar set and the true Point of  
Beginning. Said tract contains 3.69 acres, more or less, as described in a  
survey prepared by Ronal S. Davis, Hyde Park Properties II, LLC & THG  
Properties LLP Prepared by Point to Point Land Surveyors dated March 19,  
2020.

The effective date of said annexation shall be as set forth in O.C.G.A. §§ 36-36-2 and 36-  
36-22.

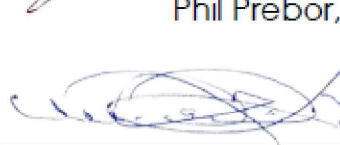
All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed  
in their entirety.

Done, Ratified, and Passed this 7<sup>th</sup> day of December 2023.

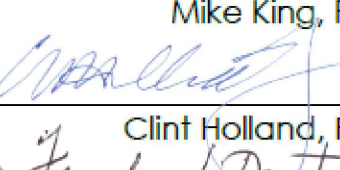
  
Kim Leonard, Mayor

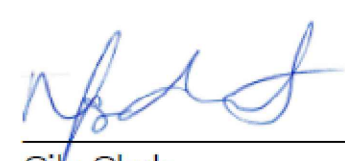
  
Phil Prebor, Post 1

  
Mike King, Post 2

  
Mike King, Post 2

  
Clint Holland, Post 3

  
Frank Destadio, Post 4

Attest:   
City Clerk

Ordinance Number 1215

AN ORDINANCE TO AMEND THE  
PEACHTREE CITY ZONING MAP AND ORDINANCE TO REZONE 13.2 ACRES  
OF LAND LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY ON  
OLD STAGECOACH ROAD TO ER ESTATE RESIDENTIAL; TO REZONE ABOUT  
38.8 ACRES OF LAND LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY  
ON SPEAR ROAD TO LUR LIMITED USE RESIDENTIAL No. 23,  
AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. The Peachtree City Zoning Map be amended as follows:

- 13.2 acres of land west of Camp Creek and on Stagecoach Road shall be  
rezoned to ER, Estate Residential with the Condition that a deed restriction shall  
be placed on the land such that a public school or public school facilities shall  
not be permitted on the property; and
- 38.8 acres of land west of Camp Creek and on Spear Road shall be zoned to  
LUR Limited Use Residential No. 23.

Section 2. The Peachtree City Zoning Ordinance Article X, Requirements by  
District, Section 1013A, Specific Limited Use Residential Districts, be amended to add  
Section 1013A.23 Limited use residential district no. 23 as follows:

(a) The zoning of the property described below shall be zoned from  
unincorporated Fayette County AR, Agricultural Residential, to LUR-23  
Limited Use Residential. Said property is more particularly described as  
follows:

All that tract or parcel of land lying and being in land lot 61 of  
the 7<sup>th</sup> district, Fayette county, Georgia and being more  
particularly described as follows: Beginning at the southwest  
corner of said land lot; running thence east along the south line  
of said land lot 791.1 feet; thence north 4 minutes west, 1,130.7  
feet; thence west 110 feet; thence north 400 feet to the center  
of an Old Stagecoach Road; thence southwesterly along the  
center of said road and following the curvature thereof 762.4  
feet to the west line and said land lot; thence south along said  
land lot line 1,290 feet to the southwest corner of said land lot  
and the point of beginning. Said description as per survey by  
Joseph W. Steed, Jr. recorded at Plat Book 2, Page 6, Fayette  
County records

And

All that tract or parcel of land lying and being in land lot 61 of  
the 7<sup>th</sup> district, Fayette county, Georgia and being more

particularly described as follows: Beginning at a point on the  
south line of said land lot 781.1 feet east of the southwest corner  
of said land lot; running thence east along the south line of said  
land lot 665 feet to an iron pin; thence north 50 minutes east,  
1,470.3 feet to an iron pin; thence south 89 degrees 7 minutes  
west 515 feet to an iron pin; thence North 56 minutes west 170  
feet to the center of Old Stagecoach Road; thence  
southwesterly along the center of said road and following the  
curvature thereof 300 feet; thence south 400 feet; thence east  
110 feet; thence south 4 minutes east 1,130.7 feet to the south  
line of said land lot and the Point of Beginning. Said Description  
as per plat by J.W. Steed, Jr., recorded in Plat Book 2, Page 6,  
Fayette County Records. The purpose of this deed is to make  
grantee sole owner of the above described property. Less and  
Except: All that tract or parcel of land lying and being in Land lot  
651 of the 7<sup>th</sup> district, Fayette County, Georgia and being more  
particularly described as follows: Beginning at a Point that is  
781.02 feet east of the common corner of land lots 61, 62, 67,  
and 68 as measured along the dividing line between land lots 61  
and 62; thence north 01 degrees 02 minutes 36 seconds west for  
a distance of 95.17 feet to a point; thence north 87 degrees 35  
minutes 31 seconds east for a distance of 345.26 feet to a point;  
thence south 04 degrees 10 minutes 14 seconds east for a  
distance of 100.00 feet to an iron pin found; thence south 87  
degrees 20 minutes 47 seconds west a distance of 288.24 feet to  
a nail in a stump; thence north 86 degrees 52 minutes 23  
seconds west a distance of 62.66 feet to the true point of  
beginning.

And

All that tract or parcel of land lying and being in land lot 62 of  
the 7<sup>th</sup> district, Fayette county, Georgia and being more  
particularly described as follows: To find the true point of  
beginning, commence at a 1.5 inch open top pipe found at the  
corner common to Land Lots 61, 62, 36, and 35; thence run North  
88°18'59" West, 1,129.36 feet to a ½ inch rebar set; thence South  
89°54'21" West 416.91 feet to a ½ inch rebar set and the true  
Point of Beginning; thence South 01°09'39" East 519.54 feet to a  
½ inch rebar set along the norther right of way of Spear Road  
having a 60-foot right of way; thence running along said right of  
way 138.94 feet along the arc of a curve to the left having a  
radius of 729.98 feet and being scribed by a chord bearing  
South 59°52'09" West 138.73 feet to a point; thence South  
54°25'00" West 1,652.93 feet to a point; thence 14.16 feet along  
the arc of a curve to the right having a radius of 387.04 feet and  
being scribed by a chord bearing South 55°27'52" West 14.165  
feet to a ½ inch rebar set; thence leaving said northern right of  
way of Spear Road and running North 01°09'39" West 691.61 feet  
to a 5/8 inch rebar found; thence North 89°54'21" East 267.65

feet to a ½ inch rebar set and the true Point of Beginning. Said  
tract contains 3.69 acres, more or less, as described in a survey  
prepared by Ronal S. Davis, Hyde Park Properties II, LLC & THG  
Properties LLP Prepared by Point to Point Land Surveyors dated  
March 19, 2020.

(b) It is intended that the LU-23 zoning district be established specifically for the  
development of a single-family residential development to be constructed  
substantially in accordance with the following express conditions:

(c) Conformance with Conceptual Site Plan. Development shall take place  
substantially in conformance with the Conceptual Site Plan as prepared by  
Lorber & Associates, dated July 12, 2023, and incorporated herein by  
express reference. Any substantive change to this plan or any of the  
conditions and requirements of this section shall require a new rezoning  
action.

(d) Permitted Uses

- The maximum number of units shall be 21, consisting of a minimum  
of 1-acre.
- All Permitted Uses and Conditional Uses listed in Section 1002 of the  
Zoning Ordinance

(e) Residential Lot Requirements: All residential lots shall comply with all  
requirements listed in Section 1002.4 of the Zoning Ordinance

(f) Other Requirements:

- Environmentally sensitive lands such as floodplains, wetlands,  
streams, and their associated buffers shall be platted separately  
from residential lots and dedicated to either a Home Owner's  
Association or the City.
- A 50-foot landscape buffer meeting all requirements of Section 723.2  
of the Land Development Ordinance shall be located along Spear  
Road. A landscape plan for this buffer shall be reviewed and  
approved by the Planning Division.
- A 50-foot buffer shall be provided along the western property line  
abutting 209 Spear Road.
- 75% of the houses shall have at least one ground-level bedroom and  
full bathroom.
- Houses shall be faced with either brick, stone, or cementitious siding.  
Building elevations facing public streets or visible from a public street  
shall not be blank and shall utilize the same level of architectural  
detailing as the front elevations.
- The developer shall establish a Home Owners' Association that will  
be responsible for the maintenance of community facilities,  
subdivision entrance signs, and sidewalks. A note to this end shall be  
placed on the final plat.

Section 3. All ordinances or parts thereof which conflict with the provisions of  
this ordinance are, to the extent of such conflict and except as hereinafter provided,  
hereby repealed.

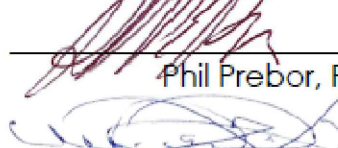
Section 4. Should any provision of this ordinance be declared invalid by a  
Court of competent jurisdiction, such decision shall not affect the validity of this  
ordinance as a whole or any provision thereof other than the provisions specifically  
declared to be invalid. The City Council declares that it would have passed this  
ordinance and each subsection, sentence, clause and phrase thereof, irrespective  
of the fact that any one or more subsections, sentences, clauses or phrases may be  
declared invalid.

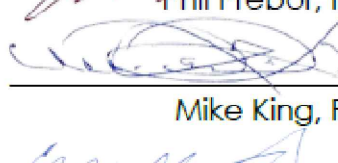
Section 5. This ordinance shall be in full force and effect upon its official  
adoption by the City Council.

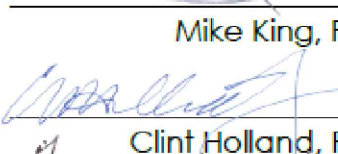
Done, Ratified, and Passed this 7<sup>th</sup> day of December 2023.

  
Kim Leonard, Mayor

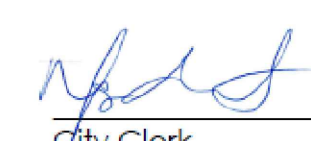
  
Phil Prebor, Post 1

  
Mike King, Post 2

  
Mike King, Post 2

  
Clint Holland, Post 3

  
Frank Destadio, Post 4

Attest:   
City Clerk

SES

ENGINEERING  
PLANNING  
SURVEYING

"THIS DRAWING IS THE PROPERTY  
OF SCANLON ENGINEERING  
SERVICES, INC. IT IS TO BE USED  
ONLY FOR THE PROJECT AND SITE  
SPECIFICALLY IDENTIFIED HEREIN,  
AND IS NOT TO BE USED ON  
OTHER PROJECTS OR EXTENSIONS  
TO THIS PROJECT, OR REPRODUCED  
IN WHOLE OR IN PART, EXCEPT BY  
AGREEMENT IN WRITING AND WITH  
APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.

216 EAST SOLOMON STREET, SUITE A  
GRIFFIN, GEORGIA 30223

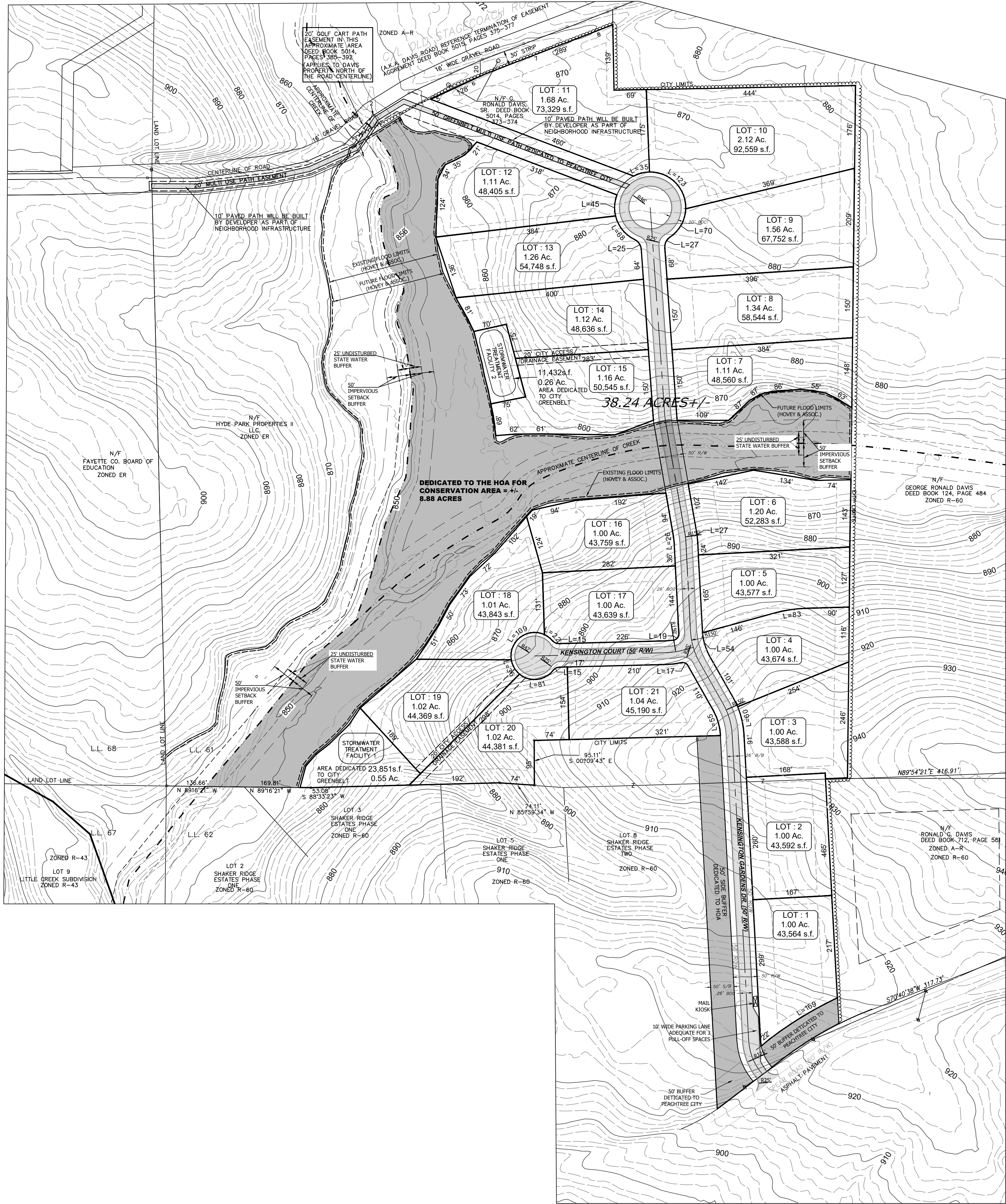
PHONE: (678) 967-2051 FAX: (678) 967-2053

CONCEPT PLAT  
KENSINGTON GARDENS AT HYDE PARK  
( PHASE II )

LOCATED IN LAND LOT 61 OF THE  
5<sup>th</sup> DISTRICT OF PEACHTREE CITY, GEORGIA

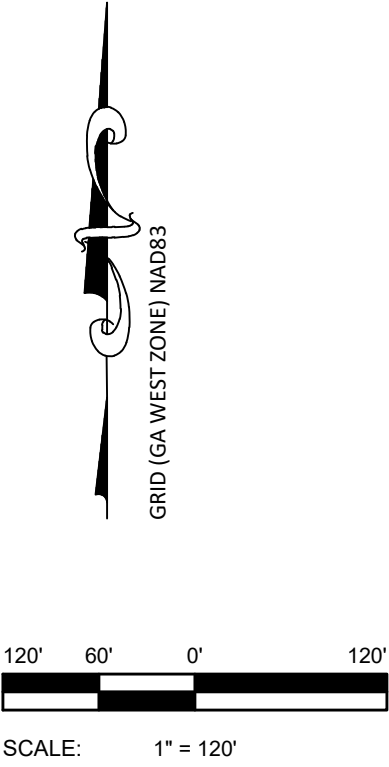
|      |               |         |
|------|---------------|---------|
| 7    | DATE          |         |
| 6    | DATE          | DATE    |
| 5    | DATE          | DATE    |
| 4    | DATE          |         |
| 3    | CITY COMMENTS | 4-21-25 |
| 2    | CITY COMMENTS | 3-3-25  |
| 1    | CITY COMMENTS | 2-14-25 |
| Rev. | Description   | Date    |





**SYMBOL LEGEND**

- PROPERTY CORNER
- UTILITY POLE
- FIRE HYDRANT
- WATER METER
- FENCE LINE
- FLOOD LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- TREE LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT LINE
- SOIL LINE
- ASPHALT AREA
- CONCRETE AREA
- GRAVEL AREA
- WETLANDS AREA



**SITE INFORMATION**

- OWNER/DEVELOPER/SUBDIVIDER:  
THE HYDE GROUP  
CONTACT: MR. MICHAEL HYDE  
P.O. BOX 2506  
PEACHTREE CITY, GEORGIA 30269  
PHONE NUMBER - 770-487-9997  
EMAIL - MICHAEL@THEHYDEGROUP.COM
- TOTAL SITE AREA: 38.9-ACRES (PROPOSED LAND USE: 21-SINGLE FAMILY RESIDENTIAL LOTS)  
FLOOD PLAIN AREA = ± 12.0-ACRES  
SINGLE FAMILY RESIDENTIAL = 25.4-ACRES  
R/W AREA = 3.0-ACRES  
BUFFERS AND UNDEVELOPED AREAS = 9.63-ACRES
- ZONING: LUR 23 WITH REQUIREMENTS OF R-43 SINGLE-FAMILY RESIDENTIAL LOW DENSITY  
MINIMUM LOT AREA = 1-ACRES  
MINIMUM HEATED FLOOR AREA = 1,500 S.F.
- ZONING INFORMATION:  
MINIMUM LOT WIDTH AT BLDG. SETBACK LINE = 150 FT  
MINIMUM ROAD FRONTAGE ON CUL-DE-SEC = 35 FT  
MINIMUM FRONT SETBACK = 50 FT. FROM R/W  
MINIMUM SIDE SETBACK = 15 FT.  
MINIMUM REAR SETBACK = 30 FT.
- THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:  
POTABLE WATER - PEACHTREE CITY WATER AUTHORITY  
SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM.
- PORTIONS OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13113C0091E FAYETTE CO. AND 13077C0200D, DATED DECEMBER 4, 2024, FAYETTE COUNTY, GEORGIA. ALSO, PROVIDED BY DAVID G. HOVEY P.E., HOVEY ASSOCIATES 10-23-07.
- LIVE STREAMS, WETLANDS, OR OTHER BODIES OF WATER DO EXIST ON THIS SITE.
- ALL ELEVATIONS ARE REFERENCED TO NAVD88.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.
- SOILS SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A LEVEL 3 SOILS MAP, DATED MAY 9, 2024, BY APPLIED ENVIRONMENTAL SCIENCES, INC.
- BOUNDARY LINES SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A BOUNDARY SURVEY, DATED FEBRUARY 19, 2021, BY W.D. GRAY AND ASSOC. INC.
- TOPOGRAPHIC CONTOURS SHOWN ON THIS CONCEPT PLAT ARE DERIVED FROM 2019-2024 USGS LIDAR: CENTRAL GEORGIA.
- CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL UNLESS PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.

**SES**  
**ENGINEERING  
PLANNING  
SURVEYING**  
"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

**SCANLON ENGINEERING SERVICES, INC.**  
216 EAST SOLOMON STREET, SUITE A  
GRIFFIN, GEORGIA 30223  
PHONE: (678) 967-2051 FAX: (678) 967-2053

CONCEPT PLAT  
**KENSINGTON GARDENS AT HYDE PARK  
( PHASE II )**  
LOCATED IN LAND LOT 61 OF THE  
5<sup>th</sup> DISTRICT OF PEACHTREE CITY, GEORGIA

| Rev. | Description | Date |
|------|-------------|------|
| 1    |             |      |
| 2    |             |      |
| 3    |             |      |
| 4    |             |      |
| 5    |             |      |
| 6    |             |      |
| 7    |             |      |

**GEORGIA**  
REGISTERED  
No. 24881  
PROFESSIONAL  
01/08/25  
ENGINEER  
MICHAEL JOSEPH SCANLON

CONCEPT PLAT  
PHASE II

|                         |                   |
|-------------------------|-------------------|
| Design by:<br>RLL       | Drawn by:<br>RLL  |
| Project #:<br>R24279001 | Date:<br>01/08/25 |

SHEET TITLE  
**C-03**  
SHEET # 03 OF 03