



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
August 11, 2025 | 6:30 PM

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. Planning Commission Meeting June 28, 2025

V. Public Hearing

1. Consider a Zoning Text Amendment to revise land use regulations to permit Cosmetic Tattooing and Microblading
2. Consider a Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements
3. Consider a Text Amendment to the Sign Ordinance, specifically Chapter 66, for revisions to roof sign regulations

VI. Old Agenda Items - None

VII. New Agenda Items

1. Landscape Plan Modification, Aventure Aviation, 108 International Drive
2. Building Elevation Modifications, J Alexander's, 100 Market Place Blvd.
3. Landscape Plan, Residence Inn, 400 World Drive

VIII. Workshop Items - None

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

Planning Commission of Peachtree City
Meeting Minutes
Monday, July 28, 2025
6:30 PM

Pledge of Allegiance

The Peachtree City Planning Commission met Monday, July 28, 2025, in the City Hall Council Chambers. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Vice Chairman Kenneth Hamner and Commissioners Andrew Kriz, Robert Halverson, and Alternate Jack Allen were also present. Commissioner Christopher Jenkins was absent. Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Elijah Brewer were also in attendance.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting July 14, 2025

Hamner moved to approve the July 14, 2025, Planning Commission meeting minutes. Halverson seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Request for Planning Commission to initiate a Sign Ordinance Text Amendment (Shayla Reed)

Reed said the Planning Commission had recently had a question about how wall signs were regulated in the sign ordinance, and staff had uncovered some things that were in conflict. She was asking the Commission if they wanted to move forward with a text amendment to rectify these issues. Text amendments could be conducted only through initiation of the Planning Commission or City Council.

There were three sections of the Code that posed challenges: Definitions, Prohibited Signs, and a section that gave different provisions based on zoning. Section 66-3 defined a roof sign as a sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof. Section 66-5 said roof signs were prohibited. However, Section 66-15 said building signs shall not extend above the eave line or the top of a parapet on the wall to which it was attached. Staff was asking for this to be clarified: would roof signs be prohibited altogether or allowed, but only on parapets? She showed examples of a

roof sign atop a building and one that was on the parapet, as the Code allowed.

Ritenour asked Reed about the procedure for initiating a text amendment. Once the Planning Commission made the recommendation to initiate a text amendment, she said staff could move forward with the actions needed to come back before them. It would go to Council as an initiated text amendment by the Planning Commission with a recommendation of the changes they desired.

Would they also be providing a recommendation on what should be prohibited? Kriz asked. Reed told him they would be giving staff permission to work on a text amendment which would come back before them at another meeting with more details and more information, and there would be a discussion of what they wished to recommend to Council. Council would then consider the recommendation.

Kriz asked if they should express their opinions now? Reed said it was appropriate to see if there was a need to move it forward or have the ordinance remain as is. Allen confirmed with her that they could amend the language that would be brought back by staff. Right now, she commented that they did not have the information they needed to make a recommendation. If they decided to move forward, staff would bring them more thorough information, such as sample codes from other cities and suggested text for Peachtree City's.

Hamner said he was glad they were talking about this because there had been some issues. He remarked that it was a complex subject.

Kriz said he, too, was glad they were considering this, and he wanted to hear from his fellow Commissioners. He said he had no strong feelings as long as the signage looked nice, but others might have their own preferences.

Clarification was key, Halverson noted, saying the challenge was that signs were either installed or hung over the top of the parapet and that was not shown on the rendering Reed presented. They would have to discuss that when making a recommendation.

Allen stated that he agreed with Hamner. He asked Halverson if it would matter if a sign was hung over the parapet or bolted on to the façade. Halverson noted that a sign that was attached to the façade would not have the additional structure required for one that was hung over the parapet. There were better ways to do that, and that could be articulated in the ordinance. Allen said he liked signs on the façade rather than on top.

Ritenour noted there was more here than just roof signs. He mentioned multi-tenant structures, such as Westpark, where there was a very large roof sign. If the text amendment allowed roof signs, that meant every tenant could have a large sign across the top. They might want to tie that into this amendment, and Reed said she would add language for that as well.

Were they initiating this with the idea that the text amendment would prohibit roof signs? Kriz inquired, and Ritenour said they didn't know what the thinking of Council was. Staff could provide both sides, for or against, Reed stated, and the Planning Commission could identify what they were in favor of and alter the language if needed before forwarding it to Council.

Allen said he wanted to see both. Hamner agreed, saying he needed to learn more and see what other cities had done. He wanted to know the pros and cons of each position. Reed promised she would make a detailed report.

Kriz moved that the Planning Commission recommend initiation of a sign ordinance text amendment to City Council. Halverson seconded. Motion carried unanimously.

2. Building Elevations, J. Alexander's, 100 Market Place Blvd.

Fusion AE had submitted elevations for building modifications for a new tenant in the former Smokey Bones location. The zoning was General Commercial (GC), and the property was also in the SR 54 Corridor Overlay District and must conform to those standards for architectural design in addition to those laid out in the Land Development Ordinance (LDO).

Hooks said staff felt the redesign of the entrance and the stone veneer added to emphasize the architectural features at the building corners met the design guideline requirements. She showed before and after renderings, pointing out changes in the color of the canopy and the addition of stone to the tower elements at the front corners. The right side elevation had similar changes to the end features as did the rear, along with new gates and an enclosure for the dumpster. The left side elevation showed the change in the canopy color and the stone accents on the towers.

The LDO stated that front facades should be 80% brick or stone, and side facades should be at least 50% primary materials. Stone was considered a primary material, so the change from brick to stone on the sides and rear of the building did not change the amount of primary materials; all three sides would remain 100% primary materials. The front facade showed a small reduction of primary materials, replacing a portion of the existing brick with painted EIFS, which reduced the amount of primary materials to 77%.

The design guidelines for the overlay district specified that colors and materials proposed should be substantially the same or equal to those specified in the guidelines. Hooks listed the colors proposed, which were Texas cream for the stone and soft white for the EIFS. The canopies would be Berridge Metal Copper-Cote, and the accent brick would be Sherwin-Williams Tricorn Black. The gates for the trash enclosure would be Berridge Metal Matte Black. Hooks said staff felt all of these colors were the same or equal to what the guideline specified.

She noted that the signage shown on the building elevations was not a part of this review and approval. Signage required a separate staff review and permit.

The construction manager for the new tenant, J. Alexander's, was present. Allen expressed concern about the EIFS, saying he was not familiar with it. The manager told him it was all-weather stucco with a Styrofoam backing.

Halverson said he understood the design met the requirements, but he had some aesthetic comments. He remarked there seemed to be too much articulation at the front entrance. The color of the canopy blended in with the building, he stated, and therefore lost its hierarchy. Halverson said the columns didn't make sense to him. His recommendation was to articulate the canopies differently and also to put a rain screen over the columns instead of the stone. That would provide a similar look. He offered to talk with them about the design.

Halverson also mentioned he was not an advocate for hanging the sign over the canopy. The representative said he would report Halverson's comments back to the design team. The signage might depend on the outcome of the sign ordinance conversation, he remarked.

Allen suggested they not use EIFS because he had had trouble with Styrofoam stucco at two previous homes. Halverson said the brand they were proposing was the best that could be obtained.

This met the requirements, Ritenour noted, and all the Planning Commission could do was make suggestions. In the past, applicants had worked with staff to make some changes in design, and the representative agreed they were open to that.

Kriz said he appreciated the reinvestment in the community by making the building look fresh and new. Hamner agreed. He noted it fell a little short of the 80% primary materials requirement but felt it met the spirit of the requirement. Ritenour agreed, saying he was glad to see the refresh on the property and to see a new establishment coming to Peachtree City.

Hooks asked if they wanted to table this, but Ritenour said they could approve it with the condition that staff and Halverson work with the applicant on the design. The applicant representative said that was fine, but they wanted to get moving on construction. Ritenour said it shouldn't hold them up. Allen asked if J. Alexander's would be required to go along with the suggested changes, and Ritenour said they would not because the proposal met the requirements.

Kriz moved to approve the building elevations for J. Alexander's with the condition that Halverson and staff work with the applicant on the color of the canopies and the material on the tower elements. Halverson seconded. Motion carried unanimously.

3. Landscape Plan, Storage Facility, 425 HWY 74 S

This was the site of a self-storage facility zoned General Industrial (GI). Hooks said the impervious surface area of this property was 70,132 square feet, which meant they were required by the landscape ordinance to plant 210 caliper inches of canopy trees and 138 inches of understory trees.

The LDO encouraged preservation of existing vegetation and allowed the Planning Commission to reduce the caliper inches by up to 25% in exchange for tree area preserved. The applicant had requested a reduction of 5%, which reflected 6,206 square feet of preserved tree area. This would reduce the caliper inch requirements to 200 inches of canopy trees and 131 inches of understory trees, Hooks stated. The proposal was for 114 inches of canopy trees, which was 57% of the requirement, and 70 inches (53%) of understory trees. The applicant was requesting the alternative compliance method and the Planning Commission could approve the alternate method if they felt that all feasible tree planting had been achieved. Hooks pointed out the extensive retaining walls around the property, saying they made it challenging to fit in the trees because the City Engineer requested that no plantings be done within 10 feet of a wall. There were sewer easements that couldn't be planted, plus existing vegetation near the entrance drive that had to be accommodated.

Hooks listed the trees proposed for planting and noted they were all native to this area.

The applicant was not present.

Kriz asked if the City Engineer had any further concerns, and Hooks said he did not.

Halverson said there were alternatives to a retention pond, such as below grade containers for rainwater collection. Using those would free up space for planting. Hooks observed that there was a project on Dividend Drive that was using those. Halverson speculated that paying a penalty and using a pond might be cheaper than underground collection.

Allen asked Halverson if that would be similar to a septic tank and could trees be planted atop it? Halverson said it was, and they could.

Kriz said he was sorry the applicant was not present to discuss options. Hooks told him the pond was already there; it had been approved in the construction drawings, so it couldn't be changed at this point.

Hamner remarked that it was impressive they squeezed all these plants in, given the limitations of the property. He was glad to see all the native species being used.

Ritenour agreed with Hamner on the natives. He added that they needed to get a little background on alternatives to retention ponds. Maybe the City Engineer could come to a meeting and discuss it, Hooks suggested.

Hamner moved to approve the landscape plan for the storage facility at 425 Hwy 74 S. Kriz seconded. Motion carried unanimously.

Workshop Items

None

Adjourn

Ritenour noted that the next Planning Commission meeting would be August 11, and Reed said there would be three or four text amendments initiated by City Council on that agenda.

There being no further business, Kriz moved to adjourn at 7:31 p.m. Halverson seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 11, 2025

SUBJECT: Consider a Zoning Text Amendment to revise land use regulations to permit Cosmetic Tattooing and Microblading

Recommendation:

No actions are required at this time.

Discussion:

The City Council has requested staff to draft an ordinance to address Cosmetic Tattooing/Microblading Services.

A review of the current codes determined that the Zoning Ordinance does not define 'Tattoo Parlors,' but restricts them in General Commercial (GC) zoning under Sections 1006.2a and 1006C.1.2 (Property Rezoned to GC). The Ordinance also does not refer to "Cosmetic Tattooing, Microblading Services, or Body Art" in the Zoning Ordinance. These terms are only referenced in Chapter 42, Health and Sanitation.

Definition

In order to regulate such uses, definitions would be needed. Staff is recommending the following definitions to assist with the current discussion:

- **Tattoo** means to mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin. Such term includes cosmetic tattooing and microblading of the eyebrow.
- **Cosmetic tattoo** means a tattoo, by someone other than a licensed physician, which includes but is not limited to microblading of the eyebrow, lips, and other parts of the body for beauty marks, hair imitation, or eyeliner to resemble makeup. This term includes any procedures whether referred to as but not limited to, microdermapigmentation, micropigment implantation, microneedling with the use of pigment, or any other similar procedure.
- **Microblading** of the eyebrow is a form of cosmetic tattoo artistry where ink is deposited superficially in the upper three layers of the epidermis using a handheld or machine powered tool made up of needles known as a microblade to improve or create eyebrow definition, to cover gaps of lost or missing hair, to

extend the natural eyebrow pattern, or to create a full construction if the eyebrows have little to no hair. Attached are samples of the proposed text amendment.

- **Body art** means the practice of physical body alteration, including, but not limited to, the following techniques: body piercing and cosmetic tattooing. Body art does not include practices that are considered medical procedures by the Georgia State Medical Board, which should not be performed in a body art studio. Body art does not include the painting of the skin with temporary, non-indelible inks, paints, or dyes. Body art does not include piercing of the outer perimeter or lobe of the ear with pre-sterilized, single-use stud and clasp ear-piercing systems.

Proposed Language

Proposed language to either permit or restrict the services of Cosmetic Tattooing/Microblading Services.

As a permitted use, staff has drafted the following:

Sec. 1007. - LI light industrial district.

(1007.3) Conditional uses.

(e) Tattoo Parlors, Cosmetic Tattooing, Microblading Services, or Body Art studios

(1) No establishments shall be located closer than 5,000 feet to another such establishment, as measured by a straight line connecting the closest edges of the parcels on which each such establishment would be located. Every applicant for a new occupation tax registration for such an establishment shall submit, with the application, a survey verifying that this distance requirement has been met.

Sec. 1014A. - Specific limited-use industrial areas.

(1014A.1.2) Conditional uses.

(a) Tattoo Parlors, Cosmetic Tattooing, Microblading Services, or Body Art studios

(1) No establishments shall be located closer than 5,000 feet to another such establishment, as measured by a straight line connecting the closest edges of the parcels on which each such establishment would be located. Every applicant for a new occupation tax registration for such an establishment shall submit, with the application, a survey verifying that this distance requirement has been met.

As a non-permitted use, staff has drafted the following:

Sec. 1006. - GC general commercial district. (1006.2a) Prohibited uses: The following uses shall not be permitted in any GC zoning district:

(r) Tattoo Parlors, **Cosmetic Tattooing, Microblading Services, or Body Art studios**

Sec. 1006C. - Property rezoned to GC.

(1006C.1.2) Uses not permitted.

(n) Tattoo Parlors, **Cosmetic Tattooing, Microblading Services, or Body Art studios**

Relative Ordinances

[Sec. 1006. - GC General Commercial District](#)

[Sec. 1006C. - Property Rezoned to GC](#)

[Sec. 1007. - LI Light Industrial District](#)

[Sec. 1014. - LUI Limited-Use Industrial](#)

[Chapter 42 - Health And Sanitation](#)

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 11, 2025

SUBJECT: Consider a Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements

Recommendation:

No actions required at this time.

Discussion:

The City Council has requested staff to draft an ordinance to address Native and Invasive Plants as it would be their desire to provide regulations on the planting of native planting while also prohibiting invasive planting.

Native Plants are species that naturally occur in a specific region or ecosystem, having evolved and adapted to the local climate and environment over a long period. They are an integral part of the natural balance of the ecosystem and play a vital role in supporting local wildlife.

- Example list from Athens-Clarke County located [here](#)

Invasive plants are non-native plants that spread aggressively, causing harm to the environment, the economy, or human health. They outcompete native species for resources like light, water, and nutrients, leading to a decline in biodiversity. Many invasive plants were introduced for ornamental or agricultural purposes but have since escaped cultivation and become problematic.

- Example list from Brookhaven, GA located [here](#)

Relative Ordinances

[Article XI. - Vegetation Protection and Landscape Requirements](#)

[DIVISION 4. - Tree Protection on Public Property](#)

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 11, 2025

SUBJECT: Consider a Text Amendment to the Sign Ordinance, specifically Chapter 66, for revisions to roof sign regulations

Recommendation:

No actions required at this time.

Discussion:

The City Council has requested staff to draft an ordinance to address identified language conflicts in the current Sign Ordinance.

The Sign Ordinance prohibits and defines “Roof Signs.” However, it allows Roof Signs byway of a Parapet wall. Staff would like to have language that clearly provides direction in receiving sign applications that are placed along a parapet wall.

Sec. 66-3. - Definitions.

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.

Sec. 66-5. - Prohibited signs.

The following types of signs are prohibited within the city:
(8) Roof signs

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

(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.

Parapet (per Merriam-Webster) – “a low wall at the edge of a platform, roof, or bridge.”

Proposed Language (If Parapets are allowed)

Sec. 66-3. - Definitions.

- Parapet Wall is an integral part of a wall that extends above the roof structure of a building.
- 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, **unless attached to a parapet wall**. Roof signs shall also constitute any signage placed upon sloped building roof fascia intended to appear as or actually be roof elements of the building. See Sec. 66-15 for parapet wall regulations within LC, GC, LUC, OI, LI, GI, LUI districts.

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

- 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. **Wall Signs located on parapet walls are not considered roof signs when installed above the roof structure.**

Relative Ordinances

[Sec. 66-3. – Definitions](#)

[Sec. 66-5. – Prohibited roof signs](#)

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

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 08/08/2025
Shayla Reed, Planning Director

DATE: August 11, 2025

SUBJECT: Landscape Plan Modification, Aventure Aviation, 108 International Drive

Recommendation:

Staff has reviewed the revised landscape plan for Aventure Aviation, located at 108 International Drive, and found that the proposal is not in complete compliance with the requirements of the City ordinances and development standards. The applicant is aware of the City requirements. However, they are requesting approval for this alternative design solution. Approval is at the discretion of the Planning Commission.

Discussion:

Forza Group submitted a landscape plan for the expansion at Aventure Aviation, located at 108 International Drive, in January 2025. The plan contained 447 caliper inches of canopy trees, 85% of the requirement, and 233 caliper inches of understory trees, 67% of the requirement.

The design included a double row of evergreen trees planted on the slope along the rear property line adjacent to the Planterra golf course. The plan was approved with the condition that some of the trees in the screening area along the golf course be upsized from 3" caliper trees to 4" caliper trees to reduce the amount of contribution to the tree fund.

The landscape installation is not yet complete, but it has come to our attention that the trees that have been planted adjacent to the golf course are smaller than what was specified on the approved plan. Due to the steep slope on which they are planted, the trees are not visible from the top of the slope on the golf course property, and it would be 5 years or more before the trees begin to create a suitable screen.

The landscape contractor has advised staff that, due to the steep slope, replacing the trees with larger trees, as specified, would not be feasible due to the larger root balls, and their survival would be questionable. Therefore, the contractor is proposing to add another row of evergreen trees adjacent to the golf course. The trees would be planted at the top of the hill, and thus the initial screen would be more effective.

The contractor has provided an as-built plan which shows what has been planted adjacent to the golf course. The proposed trees, also shown on the plan, will be 6 feet tall and 2-inches in caliper. The number of trees proposed will make up for the missing caliper inches that resulted from planting 2-inch trees vs. 3-inch trees.

The building is being constructed in two phases. Some of the plant material will not be installed until the second phase is built. The calculations below include trees to be planted in phase 2 of construction:

TREE DEFICIT CALCULATIONS			
	Canopy Trees	Understory Trees	TOTAL
Approved Plan	447 Inches	233 Inches	680 Inches
As-built (Installed)	377 Inches	233 Inches	610 Inches
Difference between approved and installed	70 Inches	0 Inches	70 Inches

The proposal is for (24) additional Magnolias (48 caliper inches of canopy trees) and (11) additional Virginia Pines (22 caliper inches of canopy trees) for a total of 35 new trees totaling 70 caliper inches.

The tree fund calculation will remain the same (calculations below):

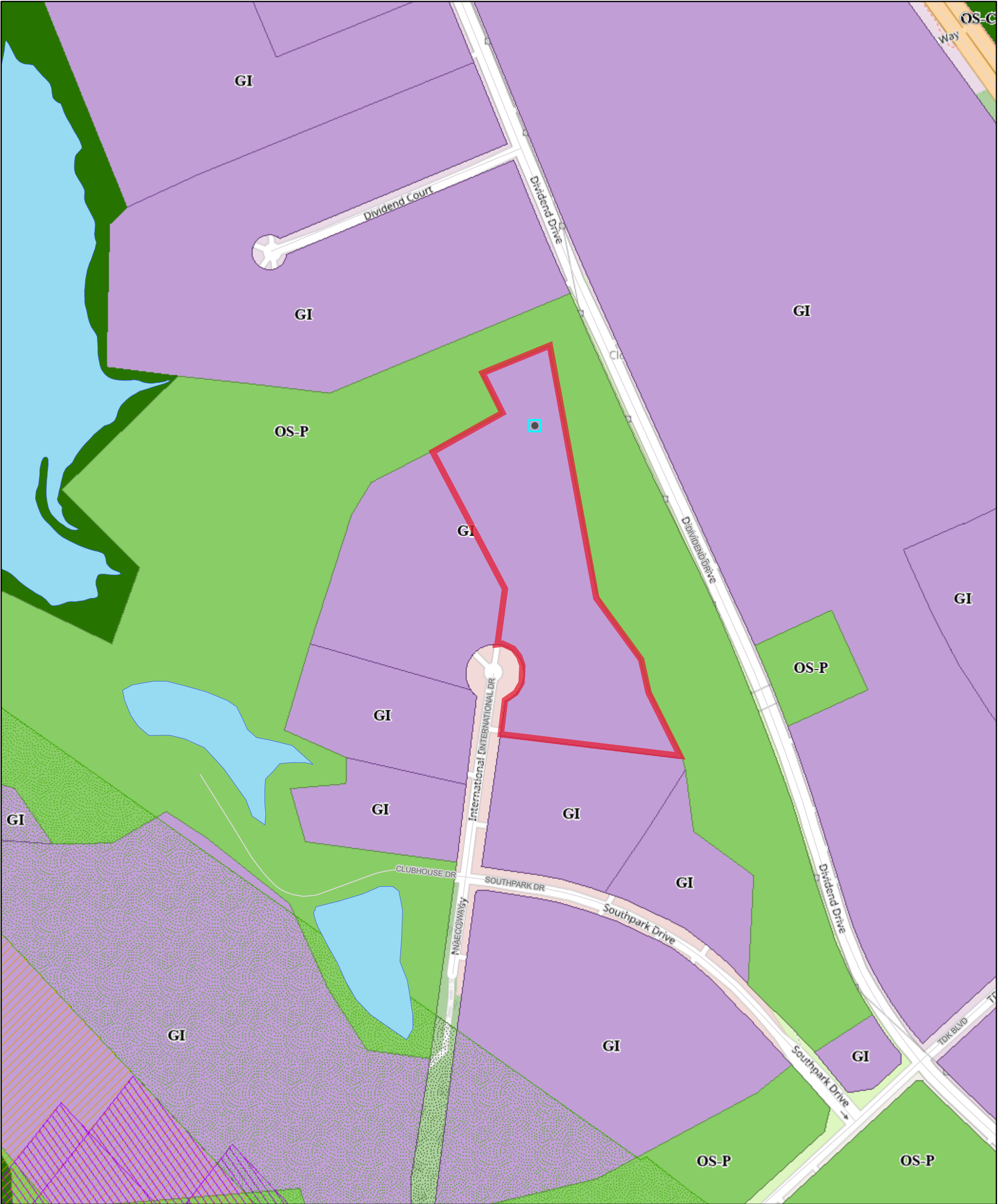
PREVIOUS TREE FUND CALCULATIONS					
Tree Type	Inches Required	Inches Provided	% of Required	Number of Trees to Fund	Tree Fund Contribution
Canopy	526	447	85%	26	\$13,000.00
Understory	350	233	67%	59	\$17,700.00
Total	876	680	78%	85	\$30,700.00

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Approved Landscape Plan
3. Landscape Exhibit-Asbuilt



1/22/2025, 9:56:29 AM

Road Centerlines

lakes

Zoning

GI

OS-C

OS-P

Airport Overlay Districts

ADO

RPZO

TSO

1:4,514

00.040.090.17

mi

00.050.10.2

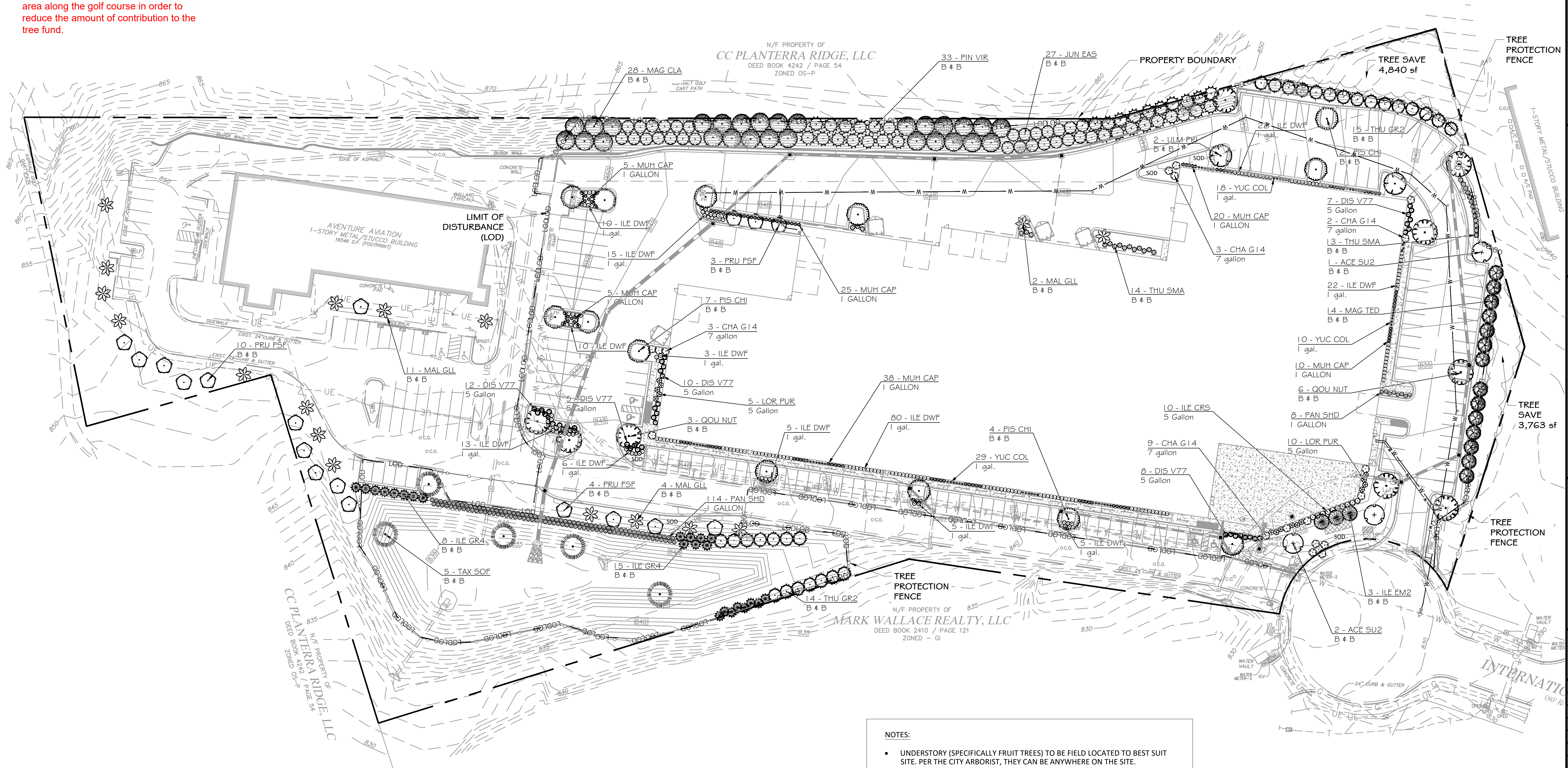
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nkeith, Map data © OpenStreetMap contributors, CC-BY-SA

This landscape plan has been reviewed and found to be in compliance with all provisions within Division 3, Parking Lot Design Standards and Landscaping Requirements for Retail, Commercial and Industrial Properties of the Peachtree City Land Development Ordinance. The Applicant, their designs or successors shall be responsible for guaranteeing and maintaining all plant material in compliance with the referenced ordinance.

Planning and Development Department

CONDITION: Upsize some of the 3" caliper trees to 4" trees in the screening area along the golf course in order to reduce the amount of contribution to the tree fund.



- UNDERSTORY (SPECIFICALLY FRUIT TREES) TO BE FIELD LOCATED TO BEST SUIT SITE. PER THE CITY ARBORIST, THEY CAN BE ANYWHERE ON THE SITE.
- VERIFY ALL SIGHT DISTANCES AND UTILITY CONFLICTS PRIOR TO INSTALLING SHRUBS AND TREES.
- ALL HVAC UNITS ARE PLACED ON ROOFTOP (NOT VISIBLE FROM STREET LEVEL)
- ALL OTHER ELECTRICAL OR UTILITY BOXES THAT ARE NOT FLUSH WITH GRADE HAVE BEEN VISUALLY SCREENED WITH EVERGREEN MATERIALS.
- ANY PLANT SUBSTITUTIONS SHALL BE WRITTEN SUBMISSION TO THE CITY AND MUST BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.
- EACH EVERGREEN UNDER STORY TREE SHALL BE A MINIMUM OF 15 GAL. IN SIZE OR 6' IN HEIGHT ABOVE FINISHED GRADE AT TIME OF PLANTING.
- ANY UNDER STORY MULTI-TRUNK TREE SHALL HAVE A MINIMUM OF 3 CANES, EACH CANE SHALL BE A MINIMUM OF 2" CALIPER.

2-3 INCHES MULCH (OWNER TO SPECIFY WHETHER PINE STRAW OR DOUBLE SHREDDED HW) TO BE PLACED UNDER TREES IN ISLANDS AND ALL CONTINUOUS SHRUB BEDS. SEE DETAILS

CONTRACTOR TO VERIFY SOD SQUARE
FOOTAGE WHEN DEVELOPING COST
ESTIMATE. SOD TO BE 'TIFWAY 419' OR
EQUAL IF ANOTHER TYPE IS NOT SPECIFIED
BY OWNER. NO SOD IN TREE ISLANDS.



Know what's **below.**
Call before you dig.
 Dial 811
 Or Call 800-282-7411

PROJECT:

ADVENTURE AVIATION LANDSCAPE PLAN

LOCATION:

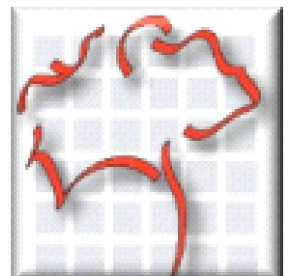
#108 International Drive
Peachtree City, GA

OWNER/DEVELOPER:

Aventure Aviation
Contact:
 Zaheer Faruqi
 770.632.7930

A & R Engineering
PAUL HARPER
404.406.5171

CONSULTANT:



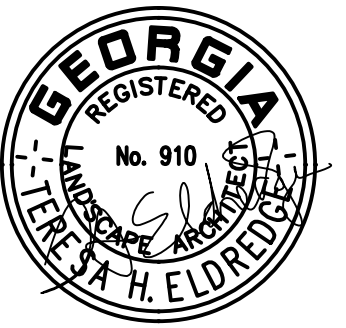
TJ SCHELL, LLC

Landscape Architect • Consulting Arborist

770.361.2319
teresa@tjschell.com

2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

SEAL:



TERESA H. ELDREDGE
ISA - SO-5442A

SCALE 1" = 40'



REVISIONS	DATE

DRAWN BY: THE

JURISDICTION: PEACHTREE CITY

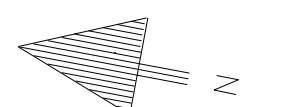
DATE: _____

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER: T.3

JOB NUMBER:



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>REMARKS</u>
SHRUBS						
	CHA G14	18	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	7 gallon	72" o.c.	Full in Pot, Good Form, Healthy, 36" at installation
	DIS V77	42	Distylium PP23, 128 'Vintage Jade'	5 Gallon	48" o.c.	Full in Pot, Good Form, Healthy, 24" @ installation
	ILE CRS	10	Ilex cornuta 'Carissa' / Carissa Chinese Holly	5 Gallon	54" o.c.	Full in Pot, Good Form, Healthy, 24" at install
	ILE DWF	196	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	1 gal.	36" o.c.	Full in Pot, Good Form, Healthy
	LOR PUR	15	Loropetalum chinense 'Purple Diamond' / Fringe Flower	5 Gallon	48" o.c.	Full in Pot, Good Form, Healthy, 24"@ Install
	MUH CAP	103	Muhlenbergia capillaris / Pink Muhly	1 GALLON	36" o.c.	Full in Pot, Good Form, Healthy
	PAN SHD	122	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 GALLON	42" o.c.	Full in Pot, Good Form, Healthy
	YUC COL	57	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	1 gal.	30" o.c.	Full in Pot, Good Form, Healthy

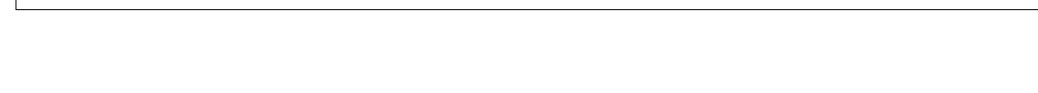
NOTE:

	CHA G14	18	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	7 gallon	72" o.c.	Full in Pot, Good Form, Healthy, 36" at installation
	DIS V77	42	Distylium PP23, 128 'Vintage Jade'	5 Gallon	48" o.c.	Full in Pot, Good Form, Healthy, 24" @ installation
	ILE CRS	10	Ilex cornuta 'Carissa' / Carissa Chinese Holly	5 Gallon	54" o.c.	Full in Pot, Good Form, Healthy, 24" at install
	ILE DWF	196	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	1 gal.	36" o.c.	Full in Pot, Good Form, Healthy
	LOR PUR	15	Loropetalum chinense 'Purple Diamond' / Fringe Flower	5 Gallon	48" o.c.	Full in Pot, Good Form, Healthy, 24" @ Install
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NOTE:

SHRUBS						
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	YUC COL	57	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	1 gal.	30" o.c.	Full in Pot, Good Form, Healthy

NOTE:



TOTAL SITE AREA - 9.63 AC
TOTAL UNBUILDABLE AREA - .021 AC
(TREE SAVE)
TOTAL BUILDABLE AREA - +/- 5.11 AC

- STAKING MATERIALS (IF USED) SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
- BURLAP AND ALL OTHER MATERIALS MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOTBALL AND THE TREE SHOULD BE PLANTED SO THAT THE TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
- PLANTED TREES SHOULD BE IMMEDIATELY MULCHED AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- ALL PLANTING TO BE DONE BETWEEN OCTOBER 15TH AND MARCH 1ST IF NO IRRIGATION IS AVAILABLE.
- ALL PLANTING BEDS AND MULCH: CONTRACTOR SHALL APPLY PRE-EMERGENT TO PREVENT WEED GROWTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS PER AGREEMENT WITH OWNER.
- LANDSCAPE CONTRACTOR TO CLEAN ENTIRE SITE OF ALL LANDSCAPING DEBRIS WHEN INSTALLATION IS COMPLETED
- LANDSCAPE CONTRACTOR TO PROVIDE PLANTS TRUE TO SPECIES AND VARIETY, PER PLANT LIST. ACCEPTANCE OF PLANT MATERIAL SUBJECT TO OWNER'S APPROVAL.

IRRIGATION NOTE:
IF AN UNDERGROUND IRRIGATION SYSTEM IS NOT PROVIDED, A
WATER SOURCE SHALL BE PROVIDED NO LESS THAN 100 FEET
FROM ALL PLANTING AREAS.

Total New Impervious:
Buildings & Roads & Drives 4.11 Ac. - new impervious
Per Engineer's calculations 179,032 sf

179,032 / 1000 sf
= 179 x 3" = 537" of Over story Trees Required
= 179 x 2" = 358" of Under story Trees Required

Total Tree Save area = 8,603 sf
Total Site Area = 418,612

$$8,603 / 418,612 \times 100 = 2.1\%$$

537 x .021 = 11.3 Fewer Over story Inches
527 - 11 = 526 Over story inches Required

$$358 \times .021 = 7.5 \text{ (8) Under story Inches}$$

$$358 - 8 = 350 \text{ Under story inches Required}$$

50% of 526" = 263" Required (447" Provided)
50% of 350" = 175" Required (233" Provided)

447" Over story Trees Provided ($526 - 447 = 79$)
Remaining 79 Inches to be met through Alternative Compliance

233" Under story Trees Provided (350 - 233 = 117)
Remaining 117 Inches to be met through Alternative Compliance

79" / 3" caliper trees = 26.3 (26) 3" Over story Trees
117 / 2" caliper trees = 58.5 (59) 2" Under story Trees
Trees x (installed cost) = TBD by PTC

-  Know what's **below**
Call before you dig.
Dial 811
Or Call 800-282-7411

AVENTURE AVIATION LANDSCAPE PLAN

#108 International Drive
Peachtree City, GA

Aventure Aviation
Contact:
 Zaheer Faruqi
 770.632.7930



TJ SCHELL, LLC

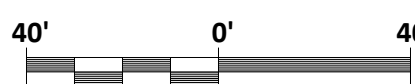
Landscape Architect • Consulting Arborist

770.361.2319
teresa@tjschell.com

2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

TERESA H. ELDREDGE
ISA - SO-5442A

SCALE 1" = 40'



SHEET TITLE:

SHEET TITLE:

PLANT LIST, DETAILS
AND NOTES PLANT

SHEET NUMBER: T.4

JOB NUMBER:

SITE DENISTY CALCULATIONS
TOTAL INCHES TO BE PLANTED PER PLAN PHASE 1 & PHASE 2 :
OVERSTORY : 441"
UNDERSTORY : 233"
OVERSTORY INCHES TO BE DONATED TO THE TREE FUND (19")
UNDERSTORY INCHES TO BE DONATED TO THE TREE FUND (111")

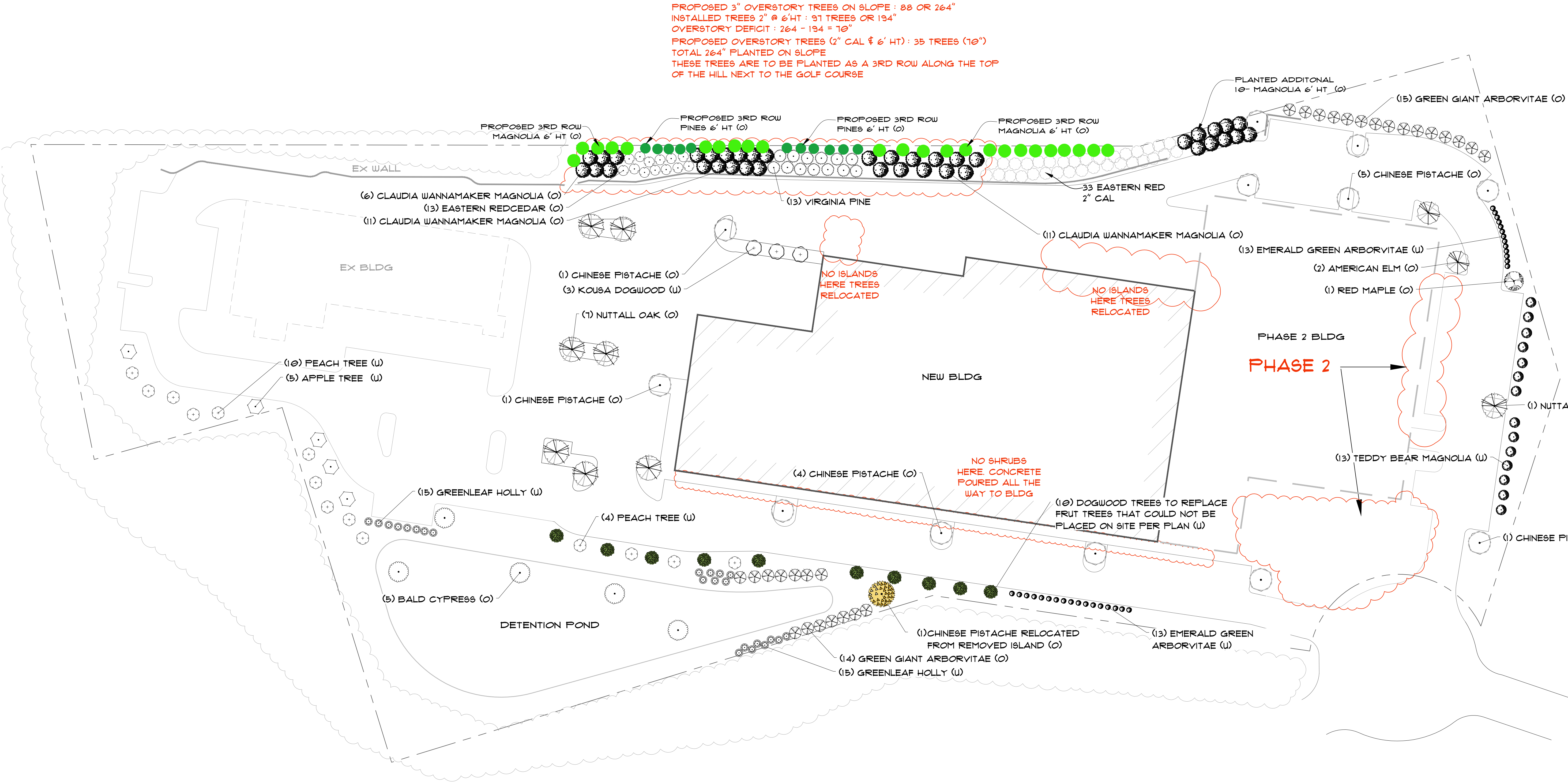
PLANTED ON SITE:
OVERSTORY INCHES: 311"
61: 3" CAL TREES (183"), 91: 2" CAL ON SLOPE (194")
(INCLUDES TO BE PLANTED PHASE 2 :9" OR 3 TREES)
233 UNDERSTORY INCHES:
(INCLUDES TO BE PLANTED PHASE 2: 6" OR 3 TREES)

PROPOSED - PLANTED
OVERSTORY TREES : 441 - 311 = 130"
UNDERSTORY TREES : 233"
PROPOSED ADDITIONAL 130" INCHES OF OVERSTORY TO MAKE UP
THE DEFICIT OF INCHES PLANTED ON EAST SLOPE

TREE LEGEND

MAGNOLIA 6' HT

PINE 6' HT



Lawnscapes

ALLSOUTH LAWNSCAPES
P.O. BOX 2290
PEACHTREE CITY, GA
30269
(678) 878-6968
www.AllSouthLawnscapes.com

AVENTURE AVIATION
PEACHTREE CITY
FAYETTE COUNTY

LANDSCAPE ASBUILT	REVISIONS			
	1	2	3	4

DATE:	8/6/2025
SCALE:	1"=40'
FILE NUMBER:	
DRAWN BY:	WRE
REVIEWED BY:	WRE

THIS DOCUMENT IS NOT VALID UNLESS IT
BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL

SHEET NUMBER
LS1

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 08/08/2025
Shayla Reed, Planning Director

DATE: August 11, 2025

SUBJECT: Building Elevation Modifications, J Alexander's, 100 Market Place Blvd.

Recommendation:

While the front facade materials fall short of the 80% requirement for primary materials by a small percentage, Staff feels the proposed building elevation modifications for 100 Market Place Blvd. meet the remaining requirements of the ordinances and development standards for Peachtree City.

Discussion:

Fusion AE presented proposed building modifications for the J. Alexander's that will be located at 100 Market Place Blvd. at the July 28, 2025, Planning Commission Meeting. The proposed modifications were approved with the condition that the applicant work with staff and Commissioner Halverson on the color of the canopies and the material on the tower elements.

Commissioner Halverson and Senior Planner Lora Hooks met with the J. Alexander's team July 31, 2025. The team mentioned they were working on a new standard for architectural design for the brand and wanted to propose new modifications for the Peachtree City restaurant that would be similar to the new standards.

The new proposal for the building modifications maintains the entrance design originally proposed with EIFS and stone columns. However, rather than keeping the original brick color and adding stone at the building corners, the new design includes painting the brick Sherwin-Williams Alabaster, painting the stone-masonry base Sherwin-Williams Tricorn Black, and wrapping the support columns for the canopies with matte black metal.

The design guidelines for the HWY 54 Corridor Overlay District permit painted brick and architectural metals. Per Sec. 728 of the Land Development Ordinance (LDO), exterior building colors should be low reflectance, and subtle, neutral, or earth-tone colors. Sherwin-Williams describes Alabaster, SW 7008, as a warm but balanced white. Staff feels a warm white is a neutral color and will have a lower reflectance than a cool white.

SW 7008

Alabaster

Front Elevation Before-After



Since EIFS is still proposed for the entrance feature, the front facade will be 77% primary materials (no change from the previous proposal). The remaining three facades will be 100% primary materials.

Left Elevation Before-After



Rear Elevation Before-After



Right Elevation Before-After



The colors and materials proposed for the building upgrades are as follows:

- Existing brick, painted Sherwin-Williams Alabaster, SW 7008
- Accent Brick color, repainted Sherwin-Williams Tricorn Black, SW 6258
- Coronado Stone, Texas Cream (similar to cast stone by Rock Cast in Creme Buff - design guidelines)
- EIFS, STO Corp. Soft White (similar to Soft White by Stuc-O-Flex - design guidelines)
- Metal Canopies to remain with a new color, Berridge Metal Copper-Cote (no colors specified in the design guidelines for canopies)
- Metal wrap on existing columns and new gate/doors for existing trash enclosure, Berridge Metal Matte Black (similar to trim color Weathervane SW 2927 in the design guidelines)

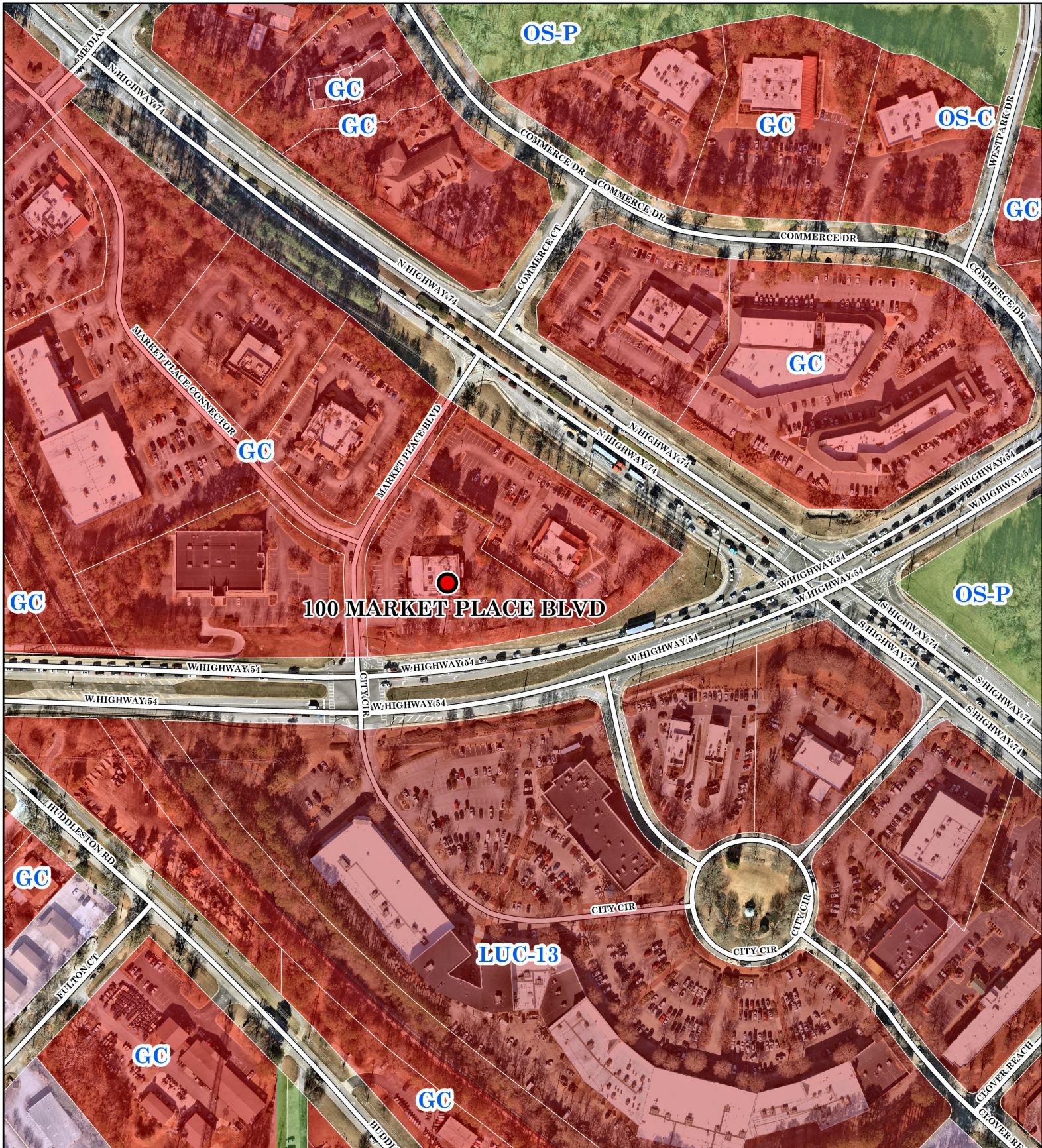
The signage shown on the building elevations is not a part of this review and approval. Signage requires a separate staff review and permit. The guidelines for the overlay district also contain requirements for signage. These requirements will be taken into consideration when the proposed signage is reviewed.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Previously Approved Elevations
3. Revised Color Elevations
4. Exterior Elevations - line drawings



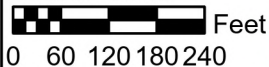
Zoning Map: 2025

100 MARKET PLACE BLVD
ZONED: GC

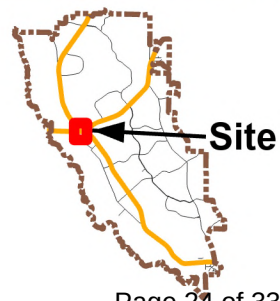
For information purposes only



1 inch = 241 feet



- 100 MARKET PLACE BLVD
- GC
- LUC-13
- LI
- OS-C
- OS-P



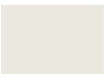


Front Elevation



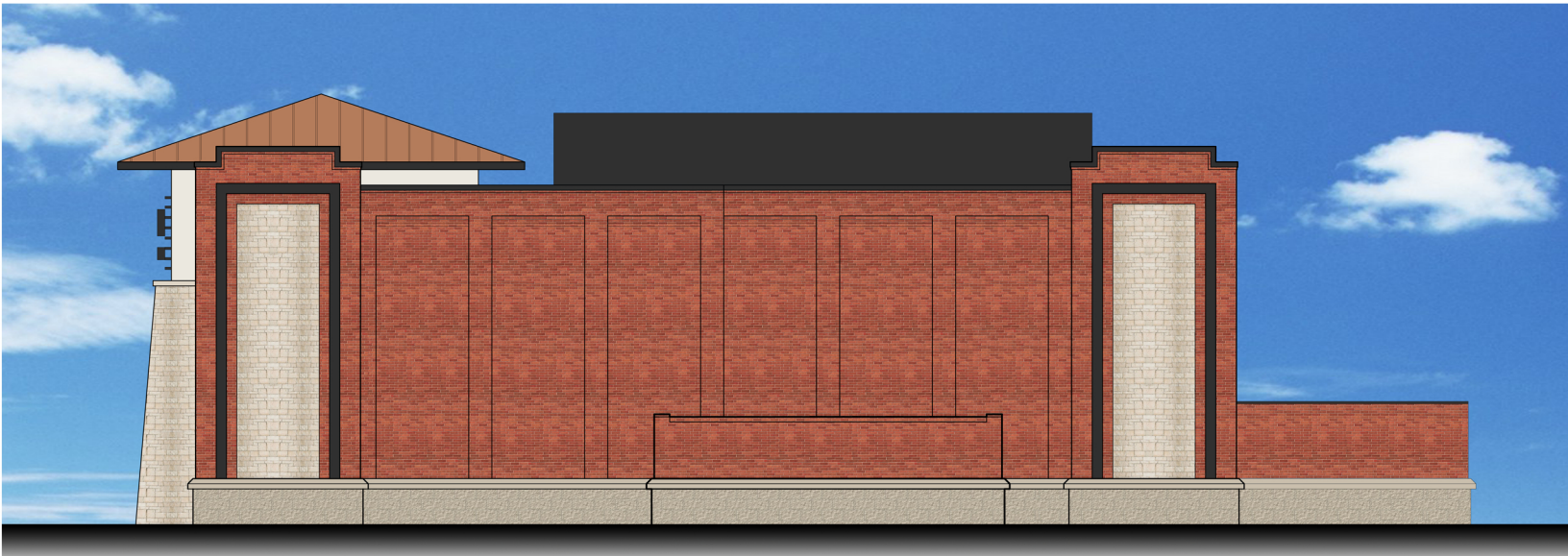
Left Elevation

Finish Schedule

	Coronado Stone Texas Cream
	Berridge Metal Copper-Cote
	STO Corp. Soft White
	Sherwin Williams Tricorn Black
	Berridge Metal Matte Black

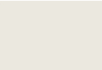
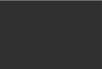


Rear Elevation



Right Elevation

Finish Schedule

	Coronado Stone Texas Cream
	Berridge Metal Copper-Cote
	STO Corp. Soft White
	Sherwin Williams Tricorn Black
	Berridge Metal Matte Black

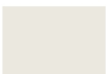
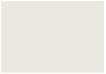


Front Elevation

Finish Schedule

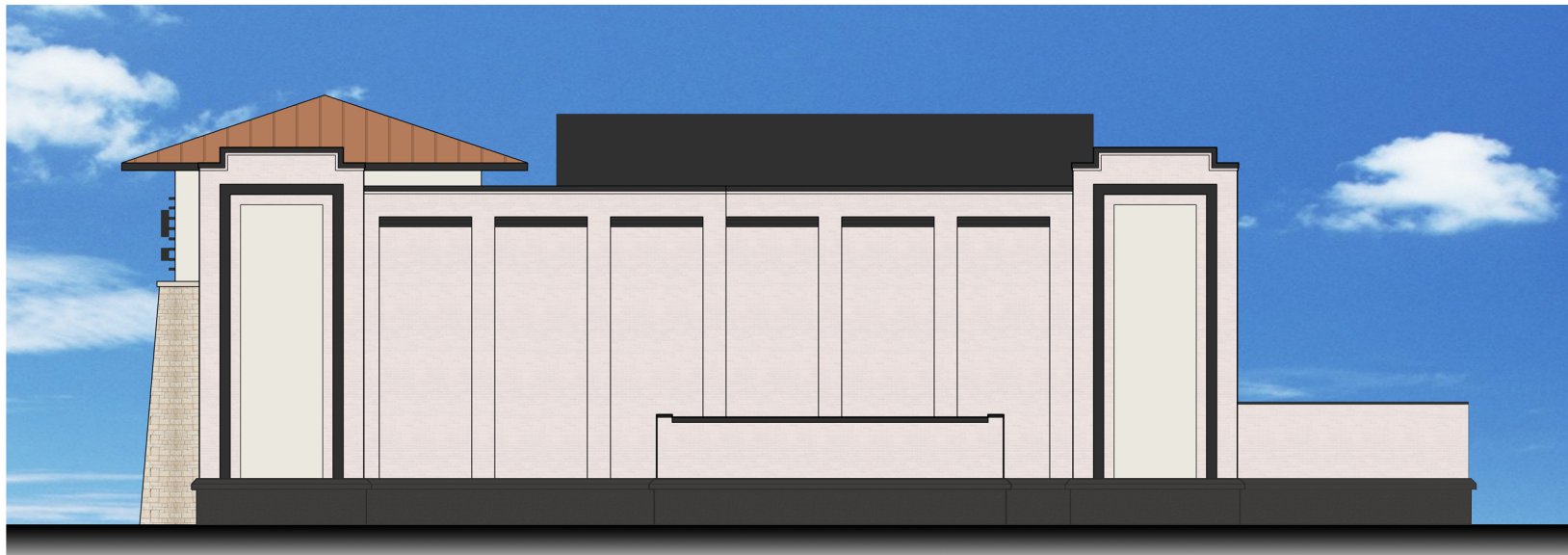


Left Elevation

	Coronado Stone Texas Cream
	Berridge Metal Copper-Cote
	STO Corp. Soft White
	Sherwin Williams Alabaster
	Sherwin Williams Tricorn Black
	Berridge Metal Matte Black

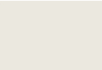
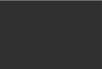


Rear Elevation



Right Elevation

Finish Schedule

	Coronado Stone Texas Cream
	Berridge Metal Copper-Cote
	Sherwin Williams Alabaster
	Sherwin Williams Tricorn Black
	Berridge Metal Matte Black



PROJECT NUMBER:
SJA25008

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 08/08/2025
Shayla Reed, Planning Director

DATE: August 11, 2025

SUBJECT: Landscape Plan, Residence Inn, 400 World Drive

Recommendation:

Staff is of the opinion the landscape plan for the Residence Inn located at 400 World Drive meets the City ordinances and development standards.

Discussion:

Dan Lemberg Architects has submitted a landscape plan on behalf of the property owner for the Residence Inn located at 400 World Drive.

Based on the amount of new impervious surface area (39,984 SF), the landscape ordinance requires a minimum of 120 caliper inches of canopy trees and 80 caliper inches of understory trees.

The proposal is for 126 inches of canopy trees and 84 inches of understory trees, which exceeds the minimum requirement. See table below for calculations:

TREE CALCULATIONS					
Tree Type	Inches Required	Inches Provided	% of Required	Number of Trees to Fund	Tree Fund Contribution
Canopy	120	126	105%	0	None requested
Understory	80	84	105%	0	None requested
Total	200	210	105%	0	None requested

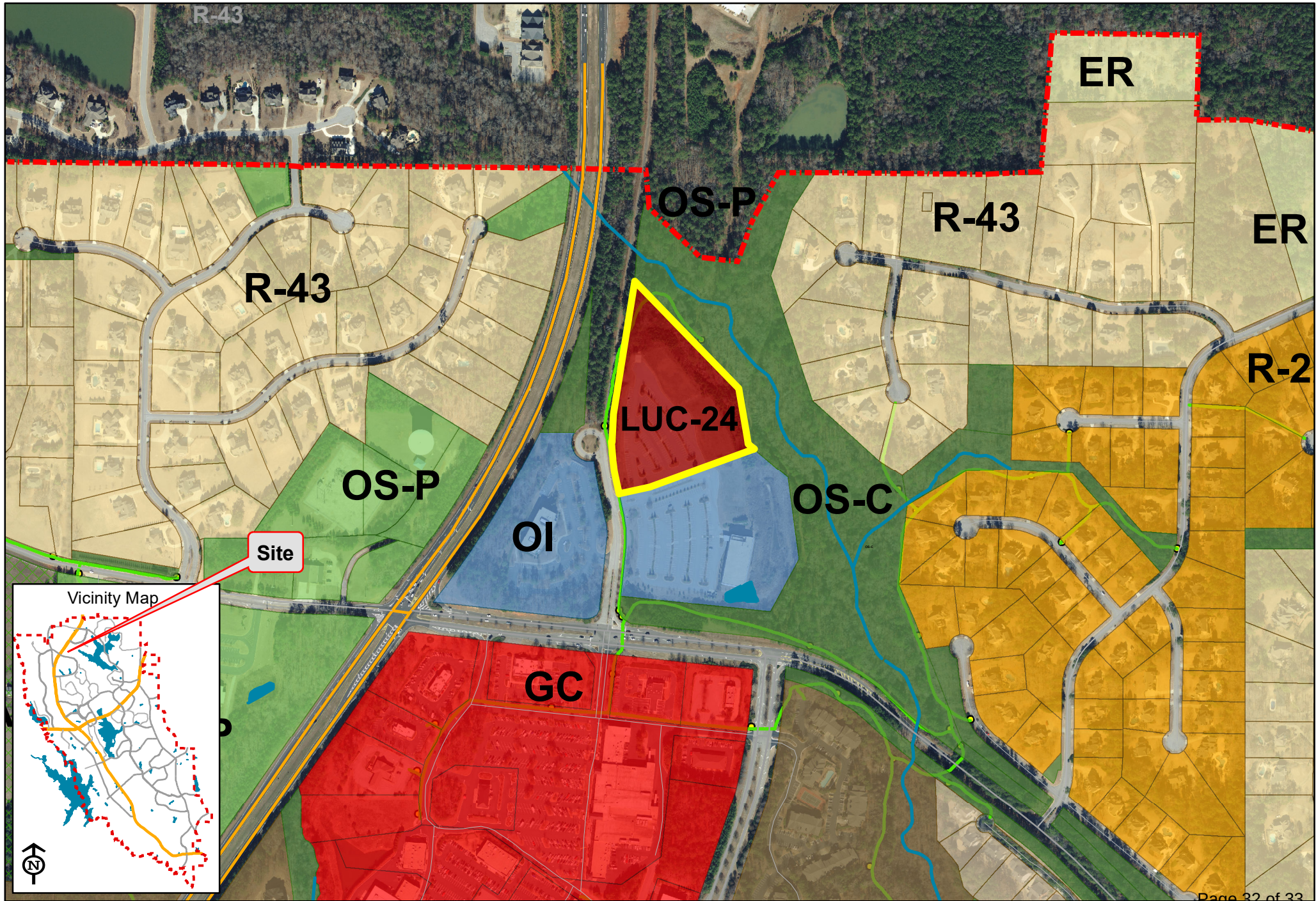
A large variety of plant material is proposed. However, while many of the tree species proposed are well adapted to the Georgia environment, none are native to the Eastern United States.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Landscape Plan



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL.	CONTAINER	QTY	DETAIL	REMARKS
TREES								
	ACE BLO	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2" Cal.	B4B	4		
	ACE GGD	Acer palmatum 'Bloodgood' Espalier	Bloodgood Japanese Maple	2" Cal.	B4B	2		
	ACE TWR	Acer palmatum 'Twombly's Red Sentinel'	Twombly's Red Sentinel Japanese Maple	2" Cal.	B4B	2		
	ACE YEM	Acer palmatum Tamukayama	Japanese Maple	2" Cal.	B4B	1		
	CAR BET	Carpinus betulus	European Hornbeam	3" Cal.	B4B	6		
	CED BLC	Cedrus atlantica 'Blue Cascade'	Blue Cascade Atlas Cedar	3" Cal.	B4B	5		
	CED BLU	Cedrus atlantica 'Glaucal'	Weeping Blue Atlas Cedar	2" Cal.	B4B	13		
	CHI CHI	Chionanthus retusus 'China Snow'	China Snow Chinese Fringe Tree	2" Cal.	Pot	3		
	CUP SEM	Cupressus sempervirens	Italian Cypress	30 gal.	B4B	3		
	LAG IND	Lagerstroemia indica	Crape Myrtle	2" Cal.	B4B	13		
	MAG KA2	Magnolia grandiflora 'Kay Parnis'	Kay Parnis Southern Magnolia	3" Cal.	B4B	21		
	PIN TH2	Pinus thunbergi 'Thunderhead'	Thunderhead Japanese Black Pine	2" Cal.	B4B	1		
	STY EVL	Styrax japonicus 'Evening Light'	Evening Light Japanese Snowbell	2" Cal.	B4B	3		
	THU GR2	Thuja standishi x plicata 'Green Giant'	Green Giant Arborvitae	3" Cal.	B4B	7		
	ULM PAR	Ulmus parvifolia	Lacebark Elm	3" Cal.	B4B	3		

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
SHRUBS								
	ABE KAL	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Glossy Abelia	3 gal.	Pot	14		
	BUD SPF	Buddelia x Fugster's Blue	Blue Butterfly Bush	3 gal.	Pot	18		
	BUX DER	Buxus sempervirens 'Dee Runk'	Dee Runk Common Boxwood	3 gal.	Pot	2		
	BUX GRV	Buxus x 'Green Velvet'	Green Velvet Boxwood	2"	Pot	10		
	CAR EVL	Carex oshimensis 'Evenillo'	EverColor® Evenillo Japanese Sedge	2 gal.	Pot	6		
	CAR DGJ	Carex oshimensis 'Feather Falls'	Feather Falls Japanese Sedge	2 gal.	Pot	64		
	CHA ARE	Chamaecyparis obtusa 'Aurea'	Golden Hinoki False Cypress	3 gal.	Pot	5		
	CHA DDN	Chamaecyparis obtusa Hindu-Pan	Hindu-Pan Hinoki	3 gal.	Pot	1		
	CHA GMP	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf Sawara Cypress	3 gal.	Pot	20		
	HYD END	Hydrangea macrophylla 'Bailmer'	Endless Summer® The Original Hydrangea	3 gal.	Pot	14		
	HYD LIM	Hydrangea paniculata 'Limelight'	Limelight® Panicle Hydrangea	3 gal.	Pot	30		
	ILE BUR	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal.	Pot	69		
	ILL PAR	Illicium parviflorum	Anise Tree	3 gal.	Pot	10		
	LOR RES1	Loropetalum chinense Crimson Fire	Chinese Fringe Flower	3 gal.	Pot	36		
	OSM FRA	Osmanthus fragrans	Sweet Olive	3 gal.	Pot	6		
	RHO CTL	Rhododendron contec Autumn Royalty	Autmn Royalty Azalea	3 gal.	Pot	21		
	ROS LFU	Rosa meigii Peach Drift	Peach Drift shrub rose	3 gal.	Pot	24		
	ROS 378	Rosa x 'Radrazz'	Knock Out® Shrub Rose	3 gal.	Pot	16		
	THU SM2	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	20 Gal.	Pot	3		
	VIB MAC	Viburnum macrocephalum	Chinese Snowball Viburnum	15 gal.	Pot	5		

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
SHRUB AREAS									
	ANN	Annual Color	Annual Color	4"	Pot	10" o.c.	161		
GROUND COVERS									
	ZOY YIS	Zoysia sod Zeon	'Zeon' Zoysia	sod	Turf		16,653 sf		

Site Notes:
Owners:
Residence Inn Hotel
Land Lots 135 and 122 7th District Fayette County, Georgia
Site Zoned: LUC-24
Site Area = 180,824 S.F. (4.15 Acres)
Unbuildable Area = 63,633.25 S.F. (1.46 Acres)
Flood Plain, Wetlands, etc. = 31,887 S.F. (0.73 Acre)
Tree Save and Landscape Buffers = IWA
Total Unbuildable Area = 63,633.25 S.F. (1.46 Acres)
Total Buildable area = 117,190.75 S.F. (2.69 Acres)

Proposed New Impervious for site
Building = 21,411.20 S.F.
Paving = 9,953.87 S.F.
Curb and Gutter = 4,173.27 S.F.
Pool = 4,239.62 S.F.
Retaining Wall = 206.63 S.F.
Total Proposed Impervious = 39,984.59 S.F.
39,984.59 / 1,000 = 39.98

Overstory Trees 39.98 x 3 Caliper inches = 119.94 Caliper Inches round to 120 " Caliper inches required
42 Trees proposed at 3" each = 126 Caliper Inches
126 > 120 Therefore Requirement is satisfied
Understory Trees 39.98 x 2 Caliper inches = 79.96 Caliper Inches round to 80 " Caliper inches required
42 Trees proposed at 2" each = 84 Caliper Inches
88 > 80 Therefore requirement is satisfied

- Peachtree City Planting Notes:
- All plant material shall comply with the latest edition of the American Standard for nursery stock as prepared by the American association of Nurserymen and adopted by the American National Standards Institute, Inc. (ANSI Z60.1)
 - All plant material shall be maintained in compliance with the latest edition of the National Tree Care Industry Association (TCA) and adopted by the American National Standards Institute (ANSI A300).
 - It shall be the duty of any person or persons owning or occupying the property subject to this ordinance to maintain said property in good condition as to prevent a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched with a minimum of three inches of fresh mulch at least once each year to prevent weed growth and to maintain soil moisture. Plant material shall be pruned as necessary to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs and sidewalks shall be edged when necessary to prevent encroachment from adjacent grassed areas.
 - Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. At the completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.
 - A maintenance inspection of trees shall be performed periodically within and at the end of three full years from the date of the certificate of occupancy is issued. Project owners at the time of the maintenance inspections are responsible for ordinance compliance.
 - The owners of the property and their agents, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include, but not limited to fertilization, pruning (within limits), pest control, mulching, mowing, protection of the root zones from equipment, construction and related material, watering schedule for irrigation system and any other continuing maintenance operations required to maintain the health and vitality of all plant material. Failure to maintain all plantings in accordance with this plan shall constitute a violation of this ordinance and shall result in issuance of appropriate citations and/or fines.
 - All plant material shall be allowed to reach its mature size and shall be maintained at its mature size. Except for trimming and pruning done in strict accordance with the terms, conditions and provisions of a permit issued by the city, vegetation shall not be cut or severely pruned or otherwise damaged so that their natural form is not impaired. A violation of this section shall subject the violator to a fine as specified within the land development ordinance. In addition to this fine, the owner of the property where the violation has occurred shall be required to replace each unlawfully pruned, damaged, or removed tree with a tree of equal size as determined by the city.
 - The property owner shall guarantee all plant material for a minimum of three years from date of acceptance by the city Landscape Architect and the issuance of a certificate of occupancy. Thereafter, the city Landscape Architect shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance at surviving to maturity. The owner shall be notified by letter of any replacements or restoration that must be made to maintain compliance with this ordinance. All unhealthy and dead plant material shall be replaced within 45 days of receipt of such letter in conformance with the approved landscape plan.
 - After development is complete, the city Landscape Architect shall continue to make random inspections to insure that all existing trees of protected size as well as replacement and / or supplemental trees are maintained. Tree planting shall be required should any of the trees die, be removed or be destroyed at any time after completion of development. This regulation applies to all projects of the date of development permit or development approval was issued.

NOTE: This plan is based on the Site Plan approved by PEACHTREE CITY, dated 1-24-2023.

- All plant substitutions must be approved by the city planner prior to installation.
- While single-trunk is preferred, if used, multi-trunk trees used as understory trees shall have a minimum of three canes, each of which shall be a minimum of two caliper inches. (Sec. 1110 of the Land Development Ordinance).
- Landscape cost is 150,000 dollars
- Irrigation is currently installed for 100% coverage of plant material, sod, etc.
- Mulch to be Rock around building for fire safety and Black hardwood mulch for other areas.

Owner / Developer
Apsilon Hotels, LLC.
925 Virginia Avenue, Suite E
Hapeville, Georgia 30354
Phone (404) 564-1701

24 Hour Contact:
Raj Patel
(404)456-8483

ZOY YIS 9,155 sf
sod

HYD END 5
3 gal.

ROS 378 6
3 gal.

CAR BET 3
3" Cal.

LOR RES 6
3 gal.

Transformer
on (7'-4" x 7'-4" pad)

ILE BUR 38
3 gal.

STY EVL 3
2" Cal.

HYD LIM 5
3 gal.

RHO CTL 6
3 gal.

BUD SPF 7
3 gal.

CAR DGJ 19
2 gal.

Retaining Wall
(with railing as required)

ZOY YIS 2,126 sf
sod

CHA ARE 4
3 gal.

ACE BLO 2
2" Cal.

CED BLU 3
2" Cal.

CED BLU 3
2" Cal.

CAR DGJ 8
2 gal.

ILL PAR 10
3 gal.

LAG IND 3
2" Cal.

MAG KA2 9
3" Cal.

CHA DDN 1
3 gal.

ACE GGD 1
2" Cal.

CHA GMP 8
3 gal.

HYD LIM 4
3 gal.

LOR RES 5
3 gal.

ACE BLO 1
2" Cal.

ANN 133
4"

CHA GMP 5
3 gal.

ULM PAR 1
3" Cal.

LOR RES 6
3 gal.

12 | MAG KA2
3" Cal.

31 | ILE BUR
3 gal.

10 | LAG IND
2" Cal.

5 | ROS 378
3 gal.

7 | THU GR2
3" Cal.

3 | HYD LIM
3 gal.

4 | CED BLC
3" Cal.

6 | RHO CTL
3 gal.

7 | ABE KAL
3 gal.

3,727 sf ZOY YIS
sod

5 | VIB MAC
15 gal.

9 | HYD END
3 gal.

3 | RHO CTL
3 gal.

5 | ROS 378
3 gal.

CUP SEM 3
30 gal.

HYD LIM 18
3 gal.

1 | ACE TWR
2" Cal.

6 | RHO CTL
3 gal.

1 | ACE TWR
2" Cal.

544 sf ZOY YIS
sod

7 | ABE KAL
3 gal.

6 | CHA GMP
3 gal.

3 | CHI CHI
2" Cal.

3 | CAR BET
3" Cal.

13 | ROS LFU
3 gal.

8 | CAR DGJ
2 gal.

11 | BUD SPF
3 gal.

3 | CED BLU
2" Cal.

3 | THU SM2
20 Gal.

6 | OSM FRA
3 gal.

Fire
Hydrant

Site Vicinity Map
Not To Scale

GRAPHIC SCALE: 1"=20'

0 20 40 60 feet
SCALE: 1" = 20'

Site Landscape Plan

8-4-25 Revised Scale and sheet size for ease of reading plan.

The Residence Inn

400 World Road

Peachtree City, Georgia

Date: 7-28-2025

SHEET

LA-1