

**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

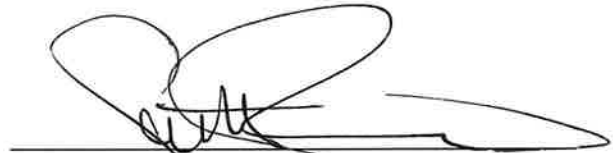
**Adjourn**

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