

Planning Commission of Peachtree City
Meeting Minutes
Monday, August 25, 2025
6:30 PM

Call to Order

The Peachtree City Planning Commission met in regular session on Monday August 25 in the Council Chambers at City Hall. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Vice Chairman Kenneth Hamner as well as Commissioners Andrew Kriz, Robert Halverson, and Alternate Jack Allen were also present. Commissioner Christopher Jenkins was absent. City Manager Justin Strickland, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale and IT Specialist Elijah Brewer were also in attendance. Planning Director Shayla Reed was absent due to illness.

Pledge of Allegiance

Ritenour started the meeting with the Pledge of Allegiance.

Announcements

Ritenour noted a new agenda format was now being used for all City commissions and advisory groups. Strickland said Council had asked that all agendas use the same format structure since it could be confusing when each group's was different.

Kriz questioned the need for a Public Comment item on the Planning Commission agenda, saying there was time allotted for public comment during public hearings, but he did not see the need for it during the regular meeting. He mentioned that they were volunteers with regular jobs, and he was worried about possibly using meeting time for lengthy speeches during a general public comment.

Strickland said he had already talked with the Chair and Vice Chair about that, which was why Public Comments was listed as postponed on that night's agenda. The time limits in the ordinance only applied to City Council, so they would be working on setting limitations for all the groups.

Kriz stated that he felt public comment was already incorporated where necessary, but Strickland countered that the same argument could be made for Council. He thought it could be done in a way to allow citizens to voice their opinions, but with respect for the Planning Commission's time.

Ritenour said it would be postponed until they could decide on some parameters for all the commissions.

Presentations - None

Public Comment

1. Public Comment is Postponed

Agenda Changes

They had planned to have the City's urban forester attend to talk with them about the

native and invasive plants ordinance, but he was ill, so that had been postponed, Hooks stated. Ritenour said it was best to postpone that item because they needed his input.

Minutes

1. Planning Commission Meeting August 11, 2025

Allen moved to approve the August 11, 2025 Planning Commission minutes.
Halverson seconded. Motion carried unanimously.

Old Agenda Items

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

New Agenda Items

1. Concept Plat Modifications, Rockaway Townhomes, 201 Rockaway Rd

Hooks explained this was an older project that was coming back to the Planning Commission because there had been a significant change in the layout. This property was rezoned to Limited Use Commercial (LUC-20) in 2007. The approved master plan included the Somerby development on the northwest side of Rockaway Road as well as 30 age-restricted condominiums on the southeast side.

City Council approved an amendment to the zoning conditions for the LUC-20 district in July 2020 that removed the age restriction, removed the curb-cut alignment condition due to a power pole, and modified the 50-foot landscape buffer requirement on Rockaway Road due to a Georgia Power easement that did not allow for the planting of vegetation or trees. Berms were forbidden there, as well. The property backed up to Meade Field, Hooks pointed out.

She showed the plan that was approved in 2020 with the conditions that the final design and location of the subdivision entrance be approved by the City Engineer as the site plan development progressed and that a landscape plan be submitted for review and approval by the Planning Commission prior to issuing certificates of occupancy for the residential units.

The City intended to build a new access road from Rockaway Road to Meade Field, and the City Manager and the City Engineer met with the developer to discuss a proposal that would include a curb cut into the new subdivision. The road

would be south of the proposed development on a parcel that the City gained through a land swap with the developer. The City Engineer said he preferred this redesign because it would eliminate a curb cut on Rockaway Road.

Richard Ferry represented the developer and said it was a good move to eliminate an unnecessary curb cut and share in the cost of the road.

Hamner asked if any parking had been changed from the original, and Ferry said it had. The original units were 22 feet wide, which allowed for a regular width two-door garage but made the pedestrian access very narrow. Being able to change the townhomes to the typical length of 24 feet allowed more space for parking and longer driveways.

How did this tie into the path network? Hamner asked, and Ferry pointed out the connection, which was unchanged from the original plan.

Kriz pointed out a blue box on the original design, which Ferry said was the central mailbox unit, and asked where it was on the updated design. Ferry pointed it out and said it would be covered.

Kriz asked staff why the road was being built, and Strickland said it had been planned for several years as a way to connect the parking lot between the softball and lacrosse fields to Rockaway Road.

Halverson said this layout worked much better than the previous one. He then asked about the fire lane and asked if it had been approved. Hooks said staff was currently reviewing this, and the Fire Marshal would have to sign off on it. It might have to be reconfigured.

Allen thanked staff for an excellent presentation.

Kriz asked if the City Engineer had approved the new entrance, and Hooks said he had been part of the discussions.

Ritenour asked for comments. Hamner said these looked to be positive changes and would help with traffic safety. He wanted to highlight that this was in a 100-year flood plain so it might need attention from Storm Water Management.

Ritenour said he recalled a discussion on the landscaping buffer when this first came to the Planning Commission. He asked Ferry to go back and look at that discussion because the Commissioners had been concerned about having enough of a buffer.

Amenities had also been discussed, he recalled. This location did not appear to have any recreational amenities, with the thinking being that Meade Field was adjacent. Ferry said that was unchanged. Ritenour remembered that the entrance

road and the fire lane had been a concern originally. He said he was glad to see the longer driveways and the cross-utilization of the new road for access.

Hamner moved to approve the concept plat modifications, Rockaway Townhomes, 201 Rockaway Road. Kriz seconded. Motion carried unanimously.

Public Hearings - None

Member/Staff Topics

The next meeting would be September 8, and Hooks said the text amendments proposed for this meeting would be on that agenda.

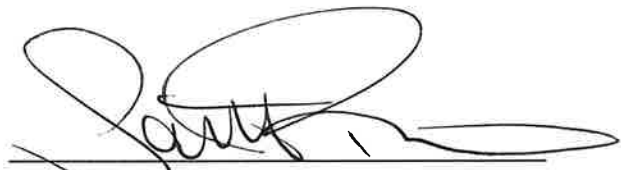
Kriz asked if there would be a Unified Development Ordinance (UDO) meeting. Hooks replied that even though they had decided to hold them after the second Planning Commission meeting of the month, there was not one that night because they were waiting for Council to pass the fiscal year 2026 budget and also for staff to continue collecting materials for the first pass at what the UDO would look like, Hamner reported.

Adjourn

There being no further business, Hamner moved to adjourn at 6:55 p.m. Kriz seconded. Motion carried unanimously.



Recording Secretary, Martha Barksdale



Chairman, Scott Ritenour