



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
October 13, 2025 | 6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements**
4. **Presentations**
5. **Agenda Changes**
6. **Minutes**
 1. Planning Commission Meeting September 22, 2025
7. **Old Agenda Items - None**
8. **New Agenda Items**
 1. Conceptual Site Plan, White Oak Dental, 500 Stevens Entry
 2. Building Elevation Modifications, Dental Offices, 100 Gates Entry
9. **Public Hearings - None**
10. **Member/Staff Topics**
11. **Adjourn**

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Planning Commission of Peachtree City
Meeting Minutes
Monday, September 22, 2025
6:30 PM

Call to Order

The Peachtree City Planning Commission met Monday September 22, 2025 in the Council Chambers at City Hall. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Vice Chairman Kenneth Hamner, and Commissioners Andrew Kriz, Robert Halverson, and Jack Allen were present for the meeting. Also in attendance were Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Elijah Brewer.

Pledge of Allegiance

Chairman Ritenour opened the meeting with the Pledge of Allegiance.

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

1. Planning Commission Meeting September 8, 2025

Kriz moved to approve the September 8, 2025 meeting minutes. Allen seconded. Motion carried unanimously.

Old Agenda Items

1. Consider a Text Amendment to the Land Development Ordinance, Article XI - Vegetation and Landscape Requirements - **POSTPONED**

Postponed

New Agenda Items - None

Public Hearings

1. Rezoning request for 1102 MacDuff Parkway from AR to R-43

The rezoning request was postponed to a future meeting due to incorrect advertising, Reed said. Kriz asked if it would be brought back to the Planning Commission, and Reed said it would. Ritenour added that it would come back at a date to be determined.

Kriz moved to postpone the public hearing for the rezoning of 1102 MacDuff Parkway from Agriculture Reserve (AR) to Residential (R-43). Halverson seconded. Motion carried unanimously.

Member/Staff Topics

Golf Cart Parking

Kriz proposed they consider a text amendment to allow developers to substitute golf cart parking for up to five regular parking spaces. Ritenour said they would need a motion to add that to the next agenda.

Kriz moved to add a text amendment regarding golf cart parking to the next Planning Commission agenda. Hamner seconded. Motion carried unanimously.

Ritenour said they had discussed golf cart parking often, and it would be nice to have a policy. They would have to vote to initiate this, then send it on to Council. If Council wanted to move forward, it would come back to the Planning Commission.

UDO Progress

Kriz asked about the next Unified Development Ordinance (UDO) meeting. UDO Committee Chairman Hamner said it had been held up by the City's budget process because they would need funding to hire a consultant. Council had passed a budget at their last meeting, he noted, and he said he had sent out some questions about how to proceed.

Hamner said a big next step in the UDO process would be to finish compiling all the ordinances, which staff had been working on. Once that was done, they would have finished phase one of three and could dive into the actual writing with the consultant.

The next Planning Commission meetings would be October 13 and 27. Reed asked Hamner if he could give a UDO update on the 27th, and he said they could talk about it, but he certainly would have one soon.

Planning Director Comments

Reed said Council made a decision on the Planning Commission, and she would have an update on that at the next meeting. She added that she had completed training for some of the Commissioners and would like to schedule it with the others.

Adjourn

There being no further business, Hamner moved to adjourn at 6:41 p.m. Halverson seconded. Motion carried unanimously.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 10/09/2025

DATE: October 13, 2025

SUBJECT: Conceptual Site Plan, White Oak Dental, 500 Stevens Entry

Recommendation:

Staff is of the opinion the conceptual site plan for White Oak Dental at 500 Stevens Entry meets the City's ordinances and development standards. Should the Commission decide to approve the conceptual site plan, staff has no recommendations.

Discussion:

Rochester & Associates has submitted a conceptual site plan for a dental office to be located at 500 Stevens Entry. The property is divided into two parcels. The parcel fronting Stevens Entry is already developed with an office building. The new development is being proposed for the parcel in the rear of the property. The proposal is for a 4,880 SF dental office with 29 parking spaces and 10 golf cart parking spaces.

Zoning Requirements

The subject tract consists of two parcels. The front parcel is approximately 1.12 acres and the rear parcel is 1.23 acres. The property was rezoned from OI, Office Institutional, to LUC-25, Limited-use commercial district 25, in 2014. The intent of the rezoning was to permit the subdivision of the property such that the building and parking setbacks as identified within the OI zoning district are not applicable to the internal property line separating the two tracts of land. As a condition of the rezoning, the new building shall not exceed 4,881 SF.

- Front setback: Building 40 feet, parking 20 feet (only applies to the parcel abutting Stevens Entry)
- Side setback: 10 feet (does not apply to the internal property line)
- Rear setback: 20 feet (does not apply to the internal property line)

Access and Parking Standards

The new office building will have access from Stevens Entry across the parcel adjacent to the roadway via a recorded cross-access easement. A total of 70 parking spaces and 10 golf cart spaces will be provided for the two office buildings. The automobile parking is existing and the golf cart spaces are proposed.

PARKING REQUIREMENTS				
	REQUIRED RATIO	AREA	REQUIRED	PROVIDED
Medical Office Existing	1/250 SF	4,585 SF	18	29
Medical Office Proposed	1/250 SF	4,880 SF	20	41
TOTAL		9,465 SF	38	70

Architectural Requirements

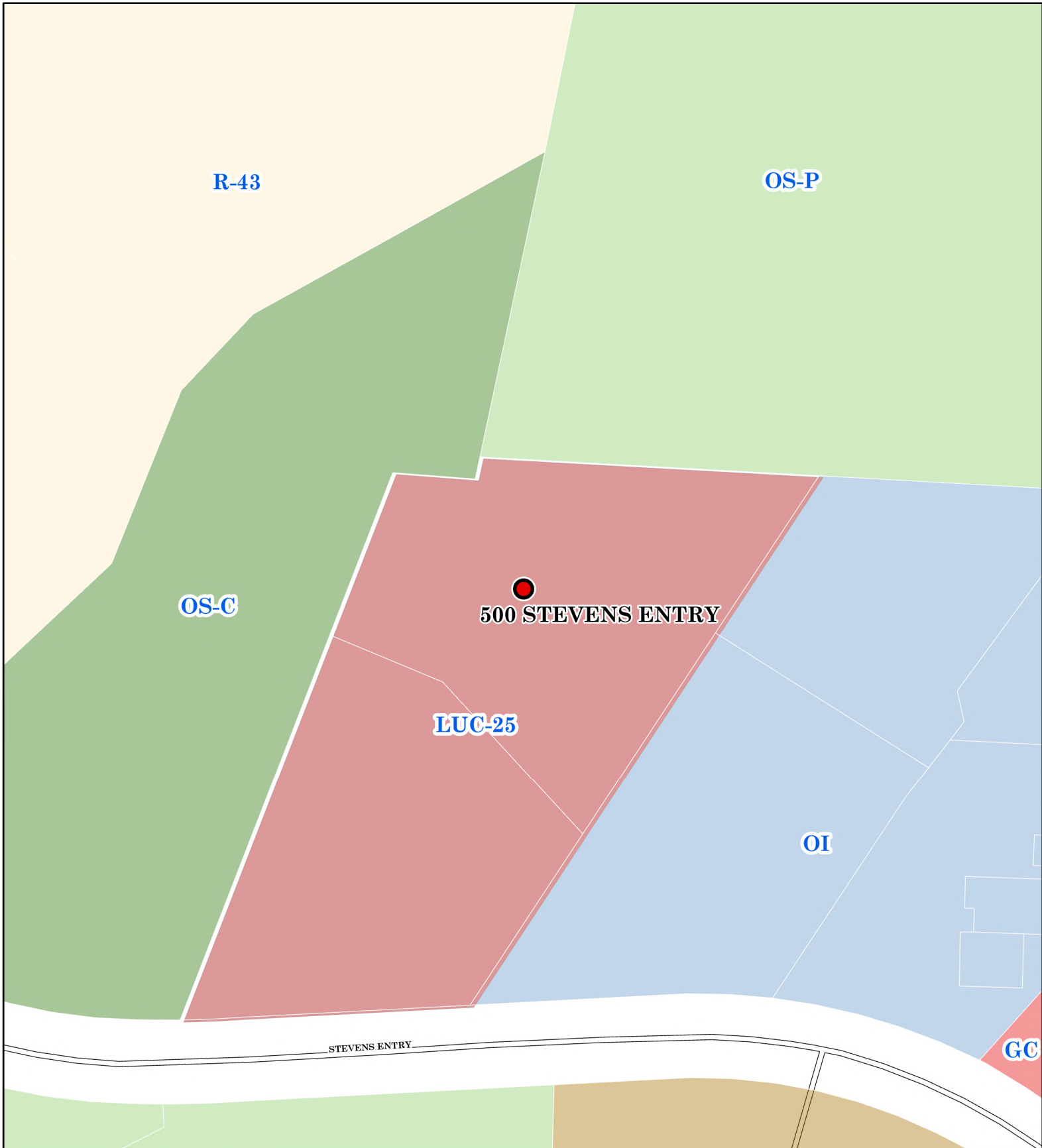
This portion of Stevens Entry, between SR 54 and Peachtree Parkway, is considered a village collector per Sec. 723.3 of the Land Development Ordinance (LDO) and therefore requires a separate architectural review (Sec. 724 of the LDO).

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Conceptual Site Plan



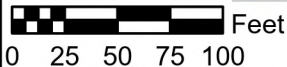
Zoning Map: 2025

500 Stevens Entry
ZONED: LUC-25

For information purposes only



1 inch = 91 feet



	500 Stevens Entry		GC
	R-43		LUC
	GR		OS-C
	OI		OS-P



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 10/09/2025

DATE: October 13, 2025

SUBJECT: Building Elevation Modifications, Dental Offices, 100 Gates Entry

Recommendation:

Staff is of the opinion the proposed material change meets the City's design standards and the requirements of the zoning district.

Discussion:

The development parcel currently under construction at 100 Gates Entry is one of two office parcels located at the entrance to The Gates subdivision and was rezoned to OI, Office Institutional, when it was annexed into the city in 2012. The architectural design for the proposed dental offices was originally approved in November 2024. Jefferson Architecture has submitted a modification to the approved building materials. The request is for a change to the stone veneer.

Architectural Design

As part of the rezoning, architectural requirements were established for the office parcels. The requirements include the following:

1. The architectural design, building materials, and color selection shall be residential in character to complement the homes within the subdivision.
2. All sides of the office buildings and associated structures shall include similar architectural detailing, building materials, and color selection.

Only the building materials are affected by this request for a modification. The architectural design remains the same as originally approved.

Exterior Materials/Colors

Approved color palette:

- Stone veneer - Horizon Stone, Harbor Bluff with large mortar joints
- Brick - Palmetto Brick, Whitestone
- Steel beams/accent metals/trim - Sherwin-Williams, SW7048 Urbane Bronze
- Roofing Metals - Shop finished, Charcoal/Graphite

Proposed color palette:

- Stone veneer - Horizon Stone, Silver Dunes with large mortar joints
- Brick - Palmetto Brick, Whitestone
- Steel beams/accent metals/trim - Sherwin-Williams, SW7048 Urbane Bronze
- Roofing Metals - Shop finished, Charcoal/Graphite

100 Gates Entry - Proposed Stone Change



101 Gates Entry



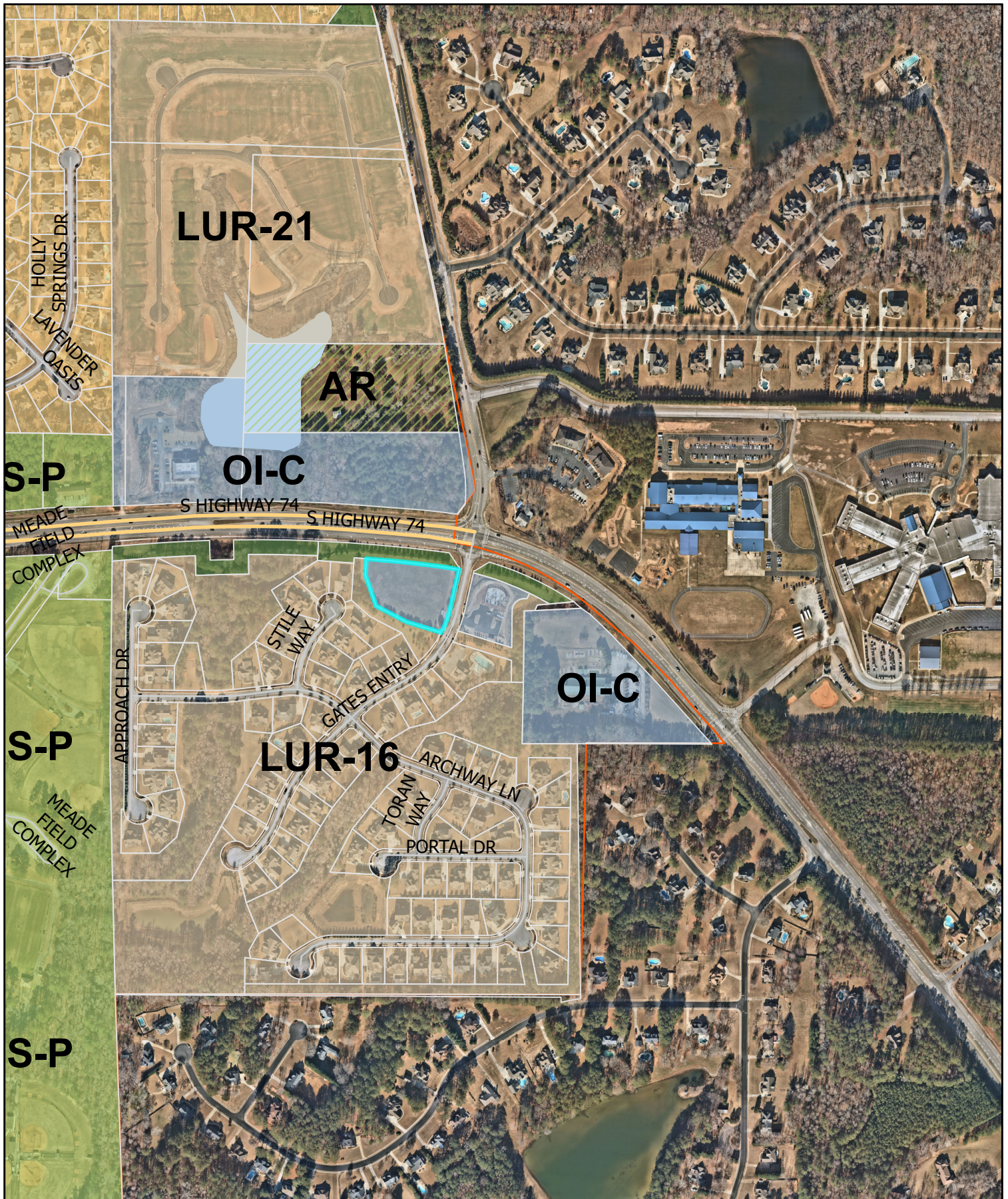
The proposed stone is a neutral color. Staff believes the overall color palette remains neutral, is complementary to the homes in the subdivision, and is compatible with the adjacent office building. Therefore, the proposal meets the requirements of both the Land Development Ordinance and the Zoning Ordinance.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Approved Materials Sheet
3. Proposed Materials Sheet
4. Modified Renderings

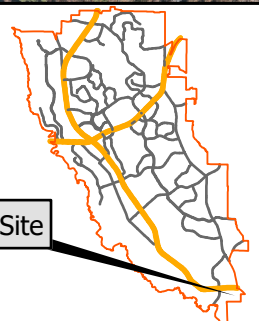


Zoning Map

100 Gates Entry

2024

For informational purposes only



MATERIAL BOARD – MAGNOLIA DENTAL COMPLEX- PTC

STEEL BEAMS/ACCENT METALS /TRIM-
COLOR: URBANE BRONZE

SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-G7

ROOFING METALS - SHOP FINISHED
COLOR: CHARCOAL/GRAPHITE

BRICK - PALMETTO BRICK WHITESTONE



STONE - HORIZON STONE
HARBOR BLUFF - LARGE MORTAR JOINT



PROPOSED MODIFICATION

MATERIAL BOARD – MAGNOLIA DENTAL COMPLEX- PTC

STEEL BEAMS/ACCENT METALS /TRIM- COLOR: URBANE BRONZE

SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-G7

ROOFING METALS - SHOP FINISHED COLOR: CHARCOAL/GRAPHITE

BRICK - PALMETTO BRICK WHITESTONE



STONE - HORIZON STONE SILVER DUNES - LARGE MORTAR JOINT



NOTE: MORTAR AND JOINTS ARE NOT EXACT.



NOTE: EXAMPLE JOINT STYLE



