

Planning Commission of Peachtree City
Meeting Minutes
Monday, October 13, 2025
6:30 PM

Call to Order

The Peachtree City Planning Commission met for a regular meeting at City Hall on Monday, October 13, 2025. Chairman Scott Ritenour called the meeting to order. Also present were Commissioners Andrew Kriz, Robert Halverson, Jack Allen, and Hans Gant. Alternate Kenneth Hamner was absent. Others in attendance were Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Katelyn Daws.

Pledge of Allegiance

Chairman Ritenour opened the meeting with the Pledge of Allegiance.

Announcements

Ritenour welcomed new Commissioner Gant, who related a little of his background, which included work in economic development, real estate, and city planning.

Presentations

None

Agenda Changes

Because current vice chair Kenneth Hamner had been reappointed to the Commission as the alternate, Ritenour moved to amend the agenda to hold an election for vice chair, saying they would elect a new chair and vice chair in January. Kriz seconded. Motion carried unanimously.

Ritenour then moved to nominate Kriz as the current vice chair. Kriz seconded. Motion carried unanimously.

Minutes

1. Planning Commission Meeting September 22, 2025

Kriz moved that the minutes be amended to say the Planning Commission approved his motion to bring a text amendment regarding golf cart parking requirements to the City Council, not back to the Planning Commission. Ritenour explained that once the Planning Commission agreed to initiate a text amendment, it moved on to Council for discussion. If Council was in agreement, they would refer it back to the Planning Commission, which would then put everything together for consideration. Allen seconded. Motion carried unanimously.

Reed asked Kriz to explain for the record what he would like to see in the ordinance. He said he wanted a provision that allowed an applicant coming to the Commission with a site plan to substitute up to five regular parking spaces with golf cart spaces. Right now, he went on, a certain number of parking spaces were required, and some sites did not have room for additional designated cart spaces. This would allow those lots that were right at the minimum to still provide some cart parking.

Kriz then moved to approve the September 22, 2025, Planning Commission minutes as amended. Halverson seconded. Motion carried unanimously.

Old Agenda Items - None

New Agenda Items

1. Conceptual Site Plan, White Oak Dental, 500 Stevens Entry

Hooks explained that this property consisted of two parcels—one in the front that bordered the road, and the other behind it. It was rezoned to Limited Use Commercial (LUC) in 2014 in order to subdivide the property in a way that would not require conformity to the building and parking setbacks required in an Office-Institutional (OI) zoning. There was an existing building on the property at that time, and Hooks stated there was a condition in the rezoning that a new building on the rear parcel could not exceed 4,881 square feet.

She pointed out on the site plan what currently existed on the rear parcel, which was a parking area and a turnaround. The proposal was for a new building of 4,880 square feet with the turnaround removed to accommodate 10 golf cart spaces. There were no setbacks associated with the dividing line, so the front setback would be at the street, with a rear setback of 20 feet, and the sides, 10 feet. The new parcel would have 29 parking spaces for autos, along with the 10 for golf carts. In total, there would be 70 parking spaces and 10 cart spaces on the two lots.

This portion of Stevens Entry, between SR 54 and Peachtree Parkway, was considered a village collector, and an architectural review by the Planning Commission would be required.

Civil Engineer Jeff Collins of Rochester & Associates represented the applicant, saying the infrastructure was already on the site for medical office use, which had always been the plan.

Halverson said the building seemed “forced” onto the site, and Collins explained that it needed to sit where it was for several reasons, one being in order to be seen from the road.

Kriz asked if the Fire Department or City Engineer needed to look at the impact of removing the turnaround, and Hooks replied that the Fire Marshal would assess it during the review of construction drawings. They would have to return to the Planning Commission if a significant change was required.

Gant asked if the number of parking spaces met the minimum requirements. Hooks said the parking ratio for medical offices was one space per every 250 square feet, so a total of 38 would be required, and they were providing 70.

Gant and Allen had no comments, while Kriz said this should be a great addition to that area. Halverson and Ritenour echoed those comments.

Gant moved to approve the conceptual site plan for White Oak Dental at 500 Stevens Entry. Kriz seconded. Motion carried unanimously.

2. Building Elevation Modifications, Dental Offices, 100 Gates Entry

Hooks pointed out the location on a zoning map, saying there were two office parcels at the entrance to The Gates subdivision. Construction on one was complete, and construction at 100 Gates Entry was ongoing. This parcel was zoned OI with conditions.

The architectural design for the proposed dental offices was approved in November 2024, but this item was back before the Planning Commission because the architects were proposing a change to the stone veneer used on the façade. She showed renderings of the original proposal and the modified proposal. The approved stone was Harbor Bluff, and the proposed stone was Silver Dunes. She showed samples of both to the Commission.

Hooks noted that conditions established during the rezoning for these parcels required that the design, materials, and color selection be residential in character to complement the homes in the subdivision and that all sides of the office buildings should include similar architectural features, details, and color selection. Hooks said this change in stone met all the requirements.

Architect Jefferson Brown noted that there was a small difference in color but said this was their original first choice for the façade, and the owners asked for it after seeing a mockup with the other stone and learning this was again available. He said it would be complementary to the other building, but not identical, which was what they wanted. The homeowners association (HOA) for The Gates had looked at it, too. Brown said he wanted to be transparent about what they were doing and therefore brought it back to the Planning Commission.

Gant asked what the HOA said, and Brown replied that they liked it and felt this color better complemented the other building.

Halverson thanked Brown for bringing this back to the Planning Commission. Kriz said it looked great. Ritenour agreed, and he thought it would complement the other building.

Kriz moved to approve the building elevation modifications for the dental offices at 100 Gates Entry. Allen seconded. Motion carried unanimously.

Public Hearings - None

Member/Staff Topics

Kriz asked about the public hearing that had been scheduled, but cancelled, at the

previous meeting. Reed told him they didn't have a date at this time.

Ritenour noted there were no items for the October 27 Planning Commission meeting and asked if they wanted to go ahead with the Unified Development Ordinance (UDO) meeting. Kriz suggested cancelling the UDO meeting as well. However, that would push the UDO meeting to November 24, which would be Thanksgiving week. Ritenour said they would have to discuss this and decide. He briefed Gant on what had been done during the UDO process and their progress over the past year.

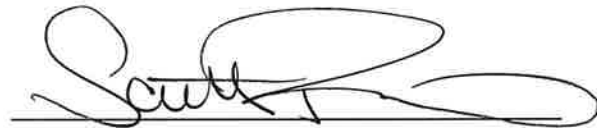
Allen asked about the native plants ordinance, and Reed said Hamner was still working on a list, and she hoped it could come to them in November.

Adjourn

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



Martha Barksdale, Recording Secretary



Scott Ritenour, Chairman