



Planning Commission

Revised Meeting Agenda

SCAN FOR AGENDA
PACKET



December 8, 2025 | 6:30 PM
Frances Meaders Council Chambers
151 Willowbend Road

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements**
4. **Presentations**
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 1. **Planning Commission Meeting November 10, 2025**
8. **Old Agenda Items**
 1. Discuss Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements (Kenneth Hamner)
9. **New Agenda Items**
 1. Landscape Plan, Peachtree Professional Center, 100 Gates Entry
 2. Building Elevation Modifications, Chick-fil-A, 1222 HWY 74 S
 3. Concept Plat, Bradshaw Estates, 201 Sumner Road
10. **Public Hearings**
11. **Member/Staff Topics**
12. **Adjourn**

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
Abbreviated Meeting Minutes
Monday, November 10, 2025
6:30 PM

Call to Order

The Peachtree City Planning Commission met in regular session at City Hall on November 10, 2025. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Also present were Vice-Chairman Andrew Kriz, Commissioners Hans Gant, Jack Allen, and Robert Halverson. 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

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

1. Planning Commission Meeting October 13, 2025

Allen moved to approve the October 13, 2025 Planning Commission meeting minutes. Gant seconded. Motion carried unanimously.

Old Agenda Items

None

New Agenda Items

1. Building Elevations, White Oak Dental, 500 Stevens Entry

This property is zoned limited use commercial (LUC-25) and is divided into two lots; the lot being discussed is in the back. The Land Development Ordinance (LDO), Hooks explained, established general goals for architectural design, stipulating that the design of all structures should be unobtrusive and of a design, material, and color that blended harmoniously with the natural surroundings as well as the surrounding development. As a general rule, front facades should be at least 80% primary materials, such as brick and stone, and side facades should be at least 50% primary materials.

This will be a pediatric dental office, and the architects had stated they wanted to create a welcoming farmhouse feel that suggested a home more than an office, with the hope this would calm anxious children. The proposal included fiber cement, board & batten siding with a brick water table on all four sides of the building. A metal roof was proposed.

Hooks said the fiber cement siding was durable, low-maintenance, and long-lasting, similar to brick or stone, and therefore could be considered a primary material. All sides of the building would be 100% primary materials. The entrance side of the building would be 19% brick, with the rear of the building 27% brick. The side facing Stevens Entry would be 27% brick, and the opposing side, 29%.

The LDO established guidelines for color selection, saying facade colors should be low reflectance, and subtle, neutral or earth-tone colors. Hooks presented the color palette and proposed materials. The siding would be Sherwin-Williams Alabaster, which was described as a soft, warm but balanced white, and the brick in the water table had a deep brown base with variations in tone. Black anodized aluminum was planned for the metal storefront windows and door frames. Hooks pointed out the dark oak stained timber brackets. The preferred color for the metal roofing was galvalum, a gray color, but they would consider charcoal gray if the Commissioners preferred.

Hooks said the packet contained a photo of the adjacent building, and staff felt the design, materials, and colors were compatible.

Jim Bergen of HDA Architects reiterated that they wanted to create a “homelike feel” for their patients and also complement the adjacent building.

Allen asked about the roof colors, and Bergen showed them samples of the two options. Allen said he preferred charcoal gray, and Gant agreed.

Kriz asked why fiber cement had not been defined in the LDO as a primary material, saying he would like to see it in the Universal Development Ordinance (UDO). Hooks said that could certainly be added, and Reed mentioned to the Commissioners that they should note any things they wanted to see changed or updated.

Halverson said he thought the design looked good, and he, also, preferred the darker gray. He asked about lighting, and Bergen said there would be lights that projected down the face of the building.

Ritenour thought this was a good design for its location, and he, too, preferred the charcoal gray. Building owner Dr. Ben Popple said they would go with the charcoal.

Kriz moved to approve the building elevations for White Oak Dental, 500 Stevens Entry, with the condition that the charcoal gray color be used for the roofing material. Halverson seconded. Motion carried unanimously.

2. Building Elevation Modifications, Royal Condos, 215 Northlake Drive

The architect was asking for a modification for the color and materials to be used on the mixed-use development at 215 Northlake Drive, known as the Royal Condos, due to an issue with the availability of materials, Hooks explained. The architectural design was originally approved in November 2022, and modifications

were approved in September 2023.

Hooks showed a comparison of the colors that were approved in 2023 with what they were now requesting. All were very similar to what was originally approved. The biggest change would be to the stone. She pointed out that the architect had provided material samples and revised renderings with the new materials.

Architect Jefferson Brown explained that they were there because of material availability issues, but they had done their best to find similar materials to what had been approved.

Halverson said he wouldn't express his personal opinions on the design because it had already been approved, but he did feel the substitute materials were an acceptable match.

Allen remarked that he thought there would be condos on top and businesses on the bottom, but this looked more like garages on the bottom. Brown said he was correct that there was retail on the bottom, with a balcony walkway projected out and the condo unit pushed back. There was no change in use to the previous approval. Hooks pointed out the tops of the garages at the rear.

Gant verified that there were no changes other than materials. Kriz thanked Brown for returning with the new materials. Ritenour agreed that these were good substitution.

Allen moved to approve the elevation changes as requested at 215 Northlake Drive. Kriz seconded. Motion carried unanimously.

3. Building Elevation Modifications, NCR, 200 HWY 74 S

This was a proposal for upgrades to a building on the NCR property along SR 74. There were two parcels, but only one would be affected. Hooks presented winter and summer photos that illustrated the visibility of the building from the highway. She showed photos of the entry points as well as the prominent corner that would be upgraded. The building would be cleaned and repainted. She indicated where fiber cement cladding resembling vintage wood and steel would be installed, plus new storefront windows.

The majority of the upgrades focused on the north side of the building. Hooks pointed out the existing building did not contain primary materials such as brick or stone and said most of the fiber cement would be on the north side, approximately 36% of the façade. The east side facing SR 74 would remain mostly as is with stucco and glass with the introduction of fiber cement as approximately 9.5% of the façade. She noted that glass was not included in these calculations. The south side of the building, in the rear, would remain 100% metal panels, no glass, and the west side, also in the rear, would remain 100% metal panels with glass.

Hooks went over the materials sheet, describing the bronze and black colors that the metal panels would be repainted. She said the stone would be used in a retaining wall, not on the building. The upgrades covered such a small percentage of the building that they did not have to meet the 80% and 50% requirements, but they would be introducing some primary materials where they did not currently exist.

Jefferson Brown again was the architect. He said this was a tough project, but their approach was to adhere to the 80% and 50% rule where they made actual updates and encouraged the client to do something more than just painting the building. He thought the changes would be a long-lasting architectural style that would benefit the community.

Kriz asked about the alternate designs for the entrances, noting that one had a lot of Americans with Disabilities Act (ADA) features while the other did not. Brown explained that it depended on who the tenant would be. A medical use, for instance, would require an elevator at that entrance. There was an at-grade entrance on the other side of the building, so it might not be required to meet ADA at the front.

Kriz said he preferred the alternate proposal but they both looked fine. Halverson and Gant also preferred the alternate.

Halverson asked why so much black, and Brown said it was because that was what existed. They were trying to match that so these changes didn't look like an addition. Also, these were the corporate colors of a tenant that might lease that corner.

Halverson then mentioned that it bothered him that the "100" pylon was a little longer than the other two, but Brown explained that was an existing height. The flashing on the back had a six-inch curb, but to get the warranty, they had to raise it to 12 inches.

Gant stated that Brown had taken a warehouse and made it more appealing. Would NCR remain a tenant? Brown said NCR would lease some space on the other piece of property with a training facility. They would have some warehousing on this property that could use the loading docks that were shown. However, Brown stated, nothing was decided, yet.

Gant asked if this property was zoned Industrial, and Hooks said it was. However, it might be possible they would come back for a zoning change, Brown stated, saying he just wanted everyone to be aware of all the possibilities. Reed noted that if the use changed, they would have to come back for a rezoning, but right now they were just looking at the façade and design.

Allen asked again about the alternate entrances. Brown said one design would be

enclosed with a reception area, an elevator, and a monument stair to the left.

This was a visible corner, Kriz remarked, and it was great to see it being upgraded. This would be a nice addition to an area of the city that needed revitalization.

Halverson asked Brown to consider the lighting, saying it was important to any building.

Were there any long term plans to revitalize the other portion of the property? Ritenour asked. Brown said the new owner had asked how they could apply this design to a second phase. Ritenour was looking forward to seeing the landscape design, and Brown said the owners wanted to remove the existing scrub, put stone on the retaining wall, and work with a landscape architect.

Ritenour, too, supported the alternate entrance, saying it matched with the prominent corner of the building, plus provided additional accessibility.

Kriz moved to approve the building elevation modifications for NCR at 200 HWY 74 S with a preference that the alternate entrance design be used. Gant seconded. Motion carried unanimously.

Public Hearings

None

Member/Staff Topics

The next scheduled meeting was November 24, which was the week of Thanksgiving. Staff thought there might be quorum concerns, and there was nothing on the agenda at the present time. Ritenour said they could probably convene a quorum, but if there were no agenda topics, there was no need for a meeting.

Allen moved to cancel the November 24 meeting. Gant seconded. Motion carried unanimously.

The next meeting was December 8, and Kriz said he could not attend. Ritenour then asked about the December 22 meeting and recommended it be cancelled.

Allen moved to cancel the December 22 meeting. Kriz seconded. Motion carried unanimously.

Reed mentioned that there had not been a UDO Committee meeting in several months, and she thought they should hold one on December 8. There was nothing on the Planning Commission agenda for that date. Reed said she had identified a few companies that they could reach out to for quotes, and Hamner had said he would like to discuss that.

Adjourn

There being no further business, Halverson moved to adjourn at 7:18 p.m. Kriz

seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/04/2025
Shayla Reed, Planning Director

DATE: December 8, 2025

SUBJECT: Discuss Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements (Kenneth Hamner)

Recommendation:

No actions required at this time.

Discussion:

A revised draft ordinance is provided as an attachment for review and discussion.

The draft ordinance was distributed to the Development Team for review. Their comments and concerns are as follows:

Urban Forestry Program Manager:

I do not think we need to include Sweetgum on our Invasive species list as it is not. I realize most think it is a nuisance tree, but it does provide benefits to the environment and in fact is a native to the southeast. For us to prohibit it or have it removed, I do not think we need to go that route. As Jonathan spoke about the arborvitae we do use and is not technically native to Georgia, but I do not see as a problem with using.

Public Works Director:

My main concern is the city's 100% native-species requirement. While we make every effort to use native plantings, we frequently rely on Arborvitae for screening, and I don't believe they are considered native.

Senior Code Enforcement Officer:

I do not see Poaceae, Bambusoideae, or Bambusa Vulgaris on the list of grasses. I thought this was one of the main culprits that folks were looking to keep out.

City Engineer:

My only comment is we need to make sure we are not inadvertently prohibiting required plants or trees or grasses that are listed in our stormwater manual for ponds or from the erosion control manual. The blue book and the green book.

[Georgia Stormwater Management Manual](#)

Manual for Erosion and Sediment Control in Georgia

Senior Planner:

- Section 1135: buffer yards - should include zones LUI and LUC
- Section 1136: what list is being referred to? " City's Prohibited Species List (where can this be found?)
- Section 1136(B)(4)(c): clarify what the 'designated area' means in this statement. Is it referring to a specimen type garden or the whole development site?
- Section 1138: how to better word the statement about where invasive species are prohibited.
- Section 1139: under 'Zoning Buffers', should include LC (1005), GI (1008) and LUI (1014 and 1014A) + the districts noted in () should include LUI, LUC, and LC.

Budget Impact:

Attachments:

1. PTC Native and Invasive Plants Draft Ordinance

Proposed Ordinance

CITY OF PEACHTREE CITY
ORDINANCE NO. [XXXX]

AN ORDINANCE TO AMEND ARTICLE XI OF THE LAND DEVELOPMENT ORDINANCE, VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS, TO ESTABLISH NATIVE PLANT STANDARDS, PROHIBIT INVASIVE SPECIES, AND ALIGN WITH EXISTING ORDINANCES.

Sec. 1134. Purpose.

The purpose of this Division is to promote ecological balance, water conservation, and fiscal responsibility by requiring the use of native plants in regulated landscapes, prohibiting invasive plants, and aligning planting standards with existing buffer, stormwater, tree protection, and irrigation ordinances.

Sec. 1135. Applicability.

This Division applies to all development and redevelopment projects that submit a landscape plan for City review, including:

- Commercial, office, industrial, and institutional developments.
- Public projects, including parks, roadways, stormwater basins, and streetscapes.
- Subdivision common areas, including entrances and buffers.
- Parking lot landscapes, interior islands, and perimeter strips.
- Buffer yards required by zoning ordinances (GC, GI, LI, and others).

This Division does not apply to individual residential yards or golf course playing surfaces. Non-playing landscaped areas of golf courses must comply.

Sec. 1136. Standards.

A. Native plant requirements.

1. 100% native plants are required in buffers, stormwater facilities, and City-owned projects.
2. At least 75% native plants are required in general commercial, office, industrial, and institutional landscapes.

3. All required canopy trees must be native.
4. No invasive species listed by the Georgia Exotic Pest Plant Council or the City's Prohibited Species List may be planted.

B. Flexibility provisions.

1. **Native Species Availability.**

If a required native species is not available in reasonable quantities, the applicant may request substitution. The request must include:

- (a) Written documentation from at least two regional wholesale nurseries or suppliers verifying the unavailability;
- (b) Identification of the proposed substitute species; and
- (c) A brief narrative demonstrating that the substitute is functionally equivalent in canopy size, ecological role (e.g., pollinator value, wildlife support), and site tolerance (e.g., soil moisture, sunlight exposure).

City staff shall verify the documentation and determine whether the substitution is acceptable based on equivalency and overall design intent.

2. **Substitution Prioritization.**

- (a) Preference shall be given to native species from the same genus or ecological community.
- (b) If no suitable native substitute exists, staff may approve a non-native but non-invasive species with demonstrated ecological compatibility for the site.
- (c) The substitution may not include any species listed as invasive by the City, State of Georgia, or U.S. Department of Agriculture.

3. **Temporary Placeholder Plantings.**

- (a) Temporary use of non-invasive, non-native placeholder species may be approved only when necessary to meet seasonal or project timing constraints.
- (b) All placeholder species must be replaced with approved native species within the next appropriate planting season, as defined by the City's Urban Forestry or Landscape staff.
- (c) Developers must submit a replacement schedule and provide proof of replacement to the City within 30 days of completion.

4. **Special Purpose Plantings.**

Cultural, memorial, or specimen gardens may include a limited number of non-native ornamentals, provided:

- (a) They are clearly identified on the landscape plan and reviewed by City staff;
- (b) No listed invasive species are included; and
- (c) Native plants remain the majority composition (≥ 70 percent) of total plantings within the designated area.

5. **Administrative Review and Appeals.**

- (a) The City Planner or Urban Forestry Manager shall maintain discretion to approve or deny substitution requests based on functional equivalency and long-term ecological value.

(b) Any denied request may be appealed to the Planning Commission for review at the next available meeting.

Sec. 1137. Approved Native Plant List.

The City shall maintain and publish an Approved Native Plant List, organized by canopy size, site conditions, and permitted uses. The list shall include canopy trees, understory trees, shrubs, grasses, perennials, vines, and wetland species. The list shall be updated periodically by staff in consultation with the Planning Commission.

Sec. 1138. Prohibited Invasive Species.

The following species shall not be planted and, where present on development sites, shall be removed and replaced with approved natives:

Trees

- Bradford / Callery pear (*Pyrus calleryana*)
- Sawtooth oak (*Quercus acutissima*)
- Tree of heaven (*Ailanthus altissima*)
- Mimosa (*Albizia julibrissin*)
- Princess tree (*Paulownia tomentosa*)
- White mulberry (*Morus alba*)
- Chinaberry (*Melia azedarach*)
- Paper mulberry (*Broussonetia papyrifera*)
- Golden rain tree (*Koelreuteria paniculata*)
- Sweetgum (*Liquidambar styraciflua*)

Shrubs and Woody Vines

- Chinese privet (*Ligustrum sinense*)
- Japanese privet (*Ligustrum japonicum*)
- Thorny olive (*Elaeagnus pungens*)
- Autumn olive (*Elaeagnus umbellata*)
- Leatherleaf mahonia (*Mahonia bealei*)
- Winged burning bush (*Euonymus alatus*)
- Wintercreeper (*Euonymus fortunei*)
- Nandina / Sacred bamboo (*Nandina domestica*)
- Multiflora rose (*Rosa multiflora*)
- Japanese spiraea (*Spiraea japonica*)
- Amur honeysuckle (*Lonicera maackii*)
- Japanese honeysuckle (*Lonicera japonica*)
- Shrubby lespedeza (*Lespedeza bicolor*)

- Sericea lespedeza (*Lespedeza cuneata*)
- Red sesbania (*Sesbania punicea*)
- Bigpod sesbania (*Sesbania herbacea*)

Grasses, Groundcovers, and Herbaceous Plants

- Chinese silvergrass (*Miscanthus sinensis*)
- Fountain grass (*Pennisetum setaceum*)
- Nepalese browntop (*Microstegium vimineum*)
- Cogongrass (*Imperata cylindrica*)
- Alligator weed (*Alternanthera philoxeroides*)
- Marsh dayflower (*Murdannia keisak*)
- Japanese climbing fern (*Lygodium japonicum*)
- Vinca major (*Vinca major*)
- Vinca minor (*Vinca minor*)

Aquatic Invasives

- Kudzu (*Pueraria montana var. lobata*)
- Hydrilla (*Hydrilla verticillata*)
- Water hyacinth (*Eichhornia crassipes*)

Other Invasive Vines

- Asian wisterias (*Wisteria sinensis* / *Wisteria floribunda*)
- Periwinkles (*Vinca minor* / *major*)

Sec. 1139. Alignment with Other Ordinances.

This Division shall be read in harmony with the following provisions:

- **Land Development Ordinance §1101 (Ecological Balance, Drought-Tolerant Plantings):** compliance with native standards constitutes compliance with §1101.
- **Zoning Buffers (§1006–§1007, GC, GI, LI):** all required buffer plantings must be 100% native. Turf grass shall not count toward buffer plantings.
- **Floodplain and Streambank Protection:** all plantings in regulated riparian zones must be 100% native, selected from riparian-tolerant species.
- **Tree Protection Ordinance:** preserved native trees count toward replacement requirements. All replacement canopy trees must be native.
- **Irrigation Standards:** permanent irrigation is not required for areas planted in compliance with this ordinance. Temporary irrigation is permitted for establishment only.
- **Chapter 42 (Health and Sanitation):** native plant landscapes installed under this ordinance shall not be deemed noxious growth or nuisance vegetation.

Sec. 1140. Enforcement.

Violations of this Division shall be enforced consistent with Article XI. Where prohibited invasive species are discovered on a regulated site, the City may require removal and replacement with approved native species.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/04/2025
Shayla Reed, Planning Director

DATE: December 8, 2025

SUBJECT: Landscape Plan, Peachtree Professional Center, 100 Gates Entry

Recommendation:

Staff believes the proposed landscape plan for the Peachtree Professional Center located at 100 Gates Entry meets the requirements of the City ordinances and development requirements with the exception of Sec. 1108(e) of the Land Development Ordinance regarding parking lot perimeter planting. Staff feels the explanation provided for deviating from the perimeter planting requirement is acceptable. However, approval is at the discretion of the Planning Commission.

Discussion:

Highland Land Planning has submitted a landscape plan for the Peachtree Professional Center located at 100 Gates Entry.

Based on the amount of impervious surface area (46,609 SF), including structures, drives, parking areas, and sidewalks, the landscape ordinance requires a minimum of 141 caliper inches of canopy trees and 94 caliper inches of understory trees. The proposal is for 141 canopy inches and 94 understory inches. No alternative compliance method is required since the total requirement will be planted on site.

As part of the ordinance requirements, planting areas shall be located in front and on the sides of all commercial buildings, wherever practical. The proposal includes planting areas on all four sides of the building, which satisfies this requirement.

In addition, the perimeter of all parking lots shall be landscaped with evergreen shrubs for screening of cars and headlights. The applicant is only proposing shrubs for screening in a small area near the parking lot entrance. The landscape architect has provided a narrative explaining the reason for this decision.

The narrative states the site is separated from the residential neighborhood by a transition yard that spans the length of the south and western property lines. The yard contains a slight berm and is heavily planted with existing evergreen trees that will screen most of the parking lot from the neighboring properties and prevent headlights from shining onto those properties. The shrubs proposed for the portion of the

perimeter that is near the entrance of the property will fill a gap where the existing evergreen coverage is not as effective. The full narrative is attached to this memo.

Five out of the eight species of proposed canopy trees are native to eastern North America and/or the southeastern United States for a total of 62%. Of the total number of trees provided, only 41% are native to eastern North America and/or the southeastern United States.

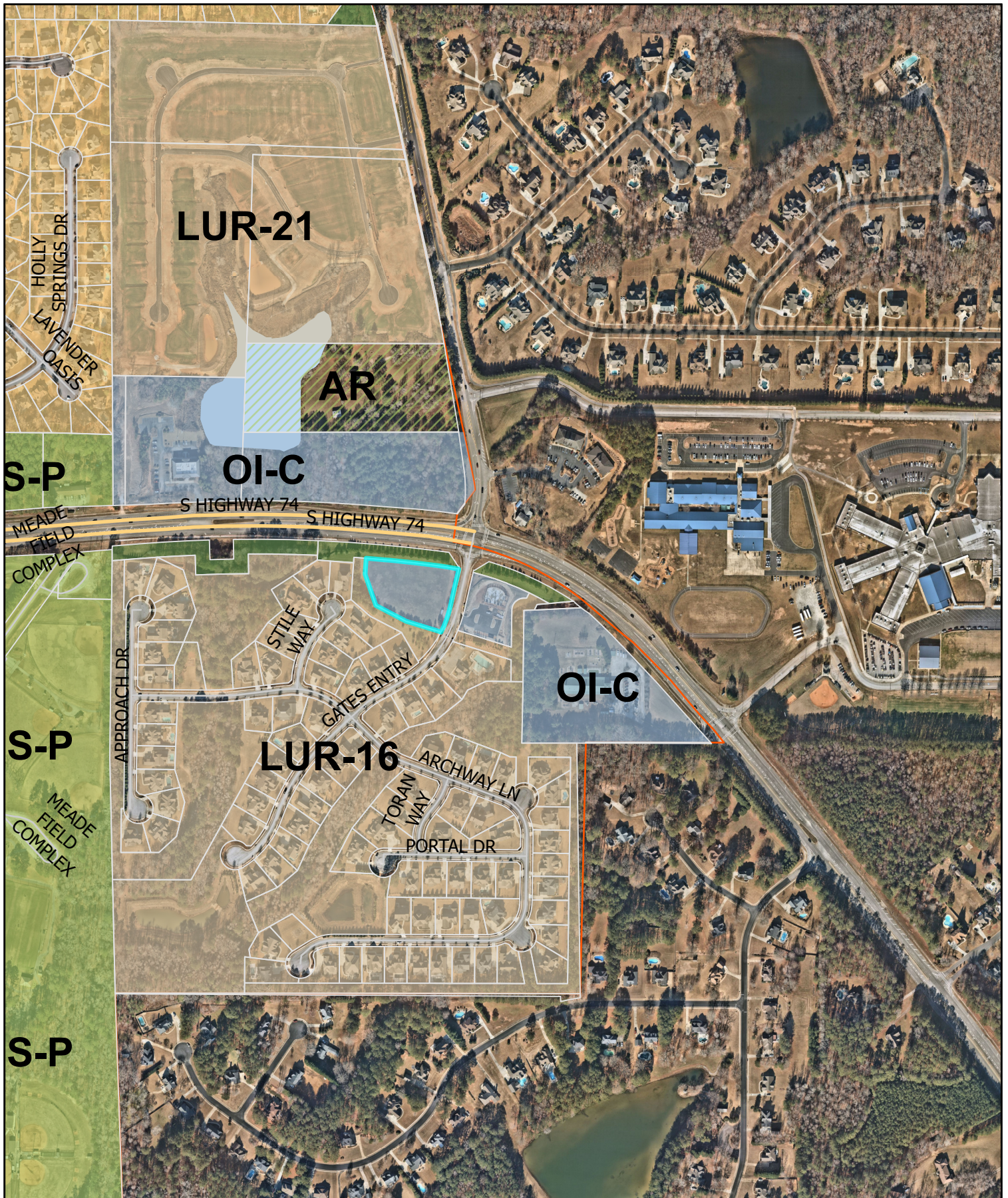
With the exception of the requirement for perimeter parking planting, staff believes the proposed landscape plan meets the City's ordinances and development requirements.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Landscape Plan
3. Landscape Architect Narrative

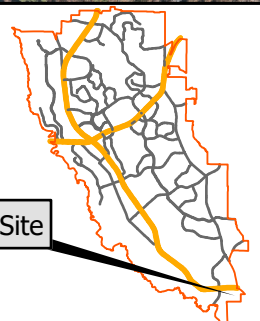


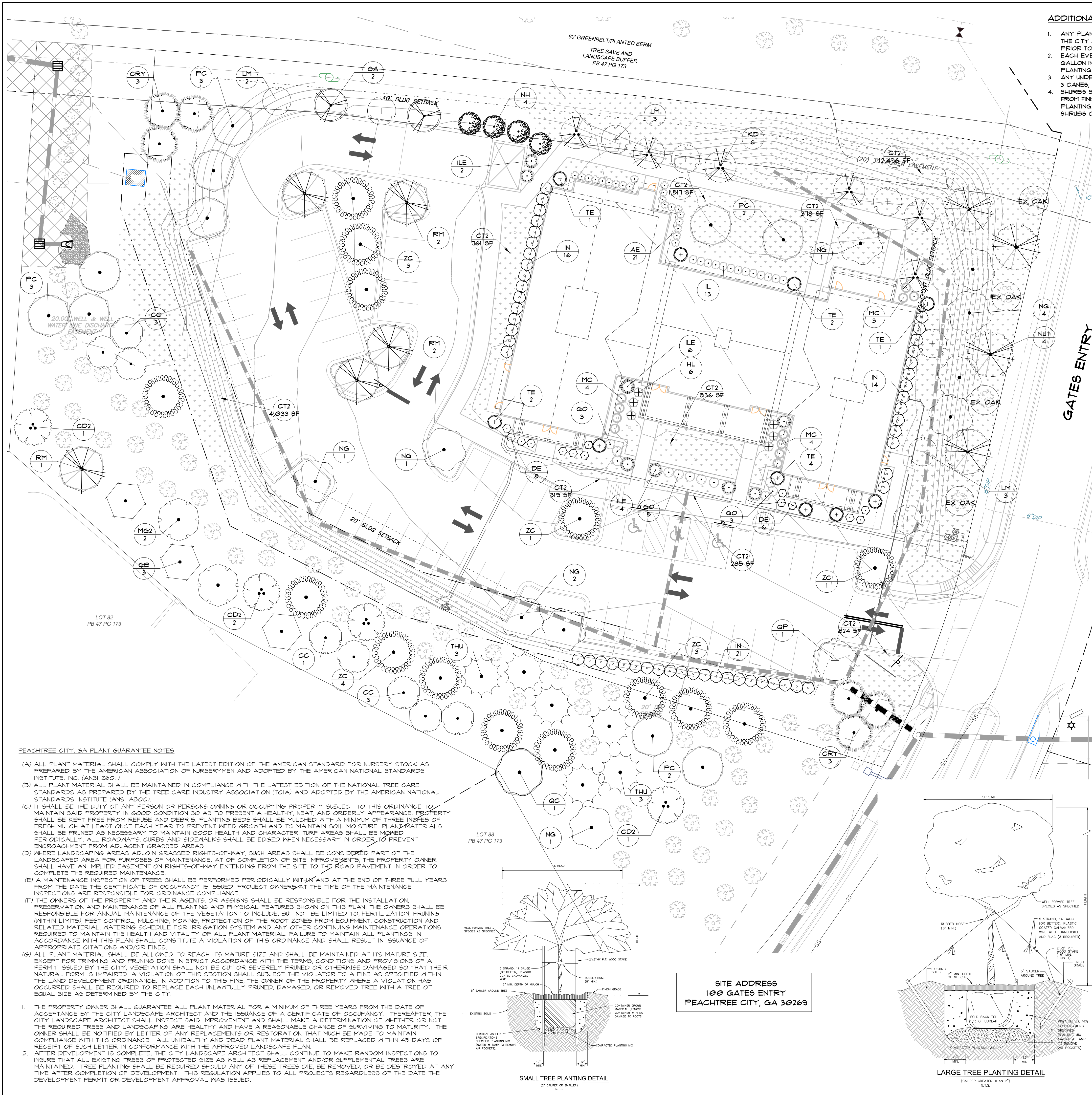
Zoning Map

100 Gates Entry

2024

For informational purposes only





ADDITIONAL LANDSCAPE NOTES

- 1. ANY PLANT SUBSTITUTIONS SHALL BE A WRITTEN SUBMISSION TO THE CITY AND MUST BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION OF PLANTS.
- 2. EACH EVERGREEN UNDERSTORY TREE SHALL BE A MIN OF 15 GALLON IN SIZE OR 6' HEIGHT ABOVE FINISH GRADE AT TIME OF PLANTING.
- 3. ANY UNDERSTORY MULTI-TRUNK TREE SHALL HAVE A MINIMUM OF 3 CANES, EACH CANE SHALL BE A MINIMUM OF 2" CALIPER.
- 4. SHRUBS SHALL BE NO LESS THAN 24" IN HEIGHT AS MEASURED FROM FINISH GRADE TO THE TOP OF THE SHRUB AT THE TIME OF PLANTING. THIS APPLIES FOR THE PARKING LOT PERIMETER SHRUBS ONLY.

SITE INFORMATION

TOTAL SITE AREA	= 1.84 AC	= 80,150.4 SF
FLOOD PLAIN, WETLANDS, ETC.	= 0 AC	= 0 SF
OTHER BUFFERS (UNBUILDABLE LAND)	= 0 AC	= 0 SF
DESIGNATED TREE SAVE AREAS	= 0 AC	= 0 SF
TOTAL BUILDABLE AREA	= 1.84 AC	= 80,150.4 SF

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, ACCESSORIES, STRUCTURES	= 19,419 SF
DRIVES, PARKING, SERVICE, ETC.	= 22,401 SF
SIDEWALKS, PATIOS, ETC.	= 4,789 SF
TOTAL IMPERVIOUS AREA	= 46,609 SF

TREE DENSITY REQUIREMENTS

TO REFER TO ARTICLE XI, SEC 1110- LANDSCAPE PLAN SPECIFICATIONS, IN THE PEACHTREE CITY, GA ORDINANCE FOR CALCULATIONS OF REQUIRED LANDSCAPE PLANT MATERIAL.

TOTAL IMPERVIOUS AREA	= 46,609 SF
46,609 SF / 1000 TREES	= 47 TREES
47 TREES X 3" CAL	= 141 OVERSTORY INCHES REQ'D
47 TREES X 2" CAL	= 94 UNDERSTORY INCHES REQ'D

TREES PROVIDED

OVERSTORY INCHES: 141 INCHES PLANTED ON SITE
UNDERSTORY INCHES: 94 INCHES PLANTED ON SITE

PLANT SCHEDULE SITE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	CLASS
TREES								
	RM	5	ACER RUBRUM	OCTOBER GLORY MAPLE	3" CAL	B&B	MIN 12' HT	15"
	MG2	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	B&B	MIN 12' HT	6"
	NG	10	NYSSA SYLVATICA 'GREEN GABLE TM'	BLACK GUM	3" CAL	B&B	MIN 12' HT	30"
	PC	10	PISTACIA CHINENSIS	CHINESE PISTACHE	3" CAL	B&B	MIN 12' HT	30"
	QC	1	QUERCUS COCCINEA	SCARLET OAK	3" CAL	B&B	MIN 12' HT	3"
	NUT	4	QUERCUS NUTTALLI	NUTTALL OAK	3" CAL	B&B	MIN 12' HT	12"
	QP	1	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B	MIN 12' HT	3"
	ZC	14	ZELKOVA CARPINIFOLIA	ZELKOVA	3" CAL	B&B	MIN 12' HT	42"
							TOTAL OVERSTORY INCHES	141"
	CA	2	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM	2" CAL	B&B	MIN 8' HT	4"
	CD2	4	CEDRUS DEODARA	DEODAR CEDAR	2" CAL	B&B	MIN 8' HT	8"
	CC	8	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B&B	MIN 8' HT	16"
	KD	6	CORNUS KOUSA 'DWARF PINK'	DWARF PINK KOUSA DOGWOOD	2" CAL	B&B	MIN 8' HT	12"
	CRY	6	CRYPTOMERIA JAPONICA	CRYPTOMERIA	2" CAL	B&B	MIN 8' HT	12"
	GB	3	GINKGO BILOBA	GINKGO TREE	2" CAL	B&B	MALE MIN 8' HT	6"
	NH	4	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' HT	B&B	MIN 8' HT	8"
	LM	8	LAGERSTROEMIA X 'MUSKOGEE'	CRAPE MYRTLE MUSKOGEE	2" CAL	B&B	ALL STALKS MUST BE 2" CAL	16"
	THU	6	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT	POT	MIN 6' HT	12"
							TOTAL UNDERSTORY INCHES	94"
SHRUBS								
	AE	21	AZALEA ENCORE TM	ENCORE AZALEA	3 GAL	POT		
	DE	14	DISTYLUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLUM	3 GAL	POT		
	GO	11	GARDENIA JASMINOIDES 'LEETWOT TM'	SCENTAMAZING GARDENIA	3 GAL	POT		
	HL	6	HYDRANGEA PANICULATA 'LITTLELIME'	LITTLELIME HYDRANGEA	3 GAL	POT		
	ILE	8	'SKY' CRENATA 'SKY' FENCIL'	SKY FENCIL JAPANESE HOLLY	1 GAL	POT		
	IN	51	ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	3 GAL	POT	MIN 24" HT	
	MC	11	MUEHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	POT		
	TE	10	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	15 GAL	POT	MIN 4' HT	
GROUND COVERS								
	CT2	21,371 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDA GRASS	80D			

PEACHTREE CITY, GA PLANT GUARANTEE NOTES

- (A) 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).
- (B) ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A302).
- (C) IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION SO AS TO PRESENT 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 MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOVED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT FROM ADJACENT GRASSED AREAS.
- (D) WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT 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.
- (E) A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- (F) 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 BE 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.
- (G) 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 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 A 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.
- 1. THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT. A CERTIFICATE OF OCCUPANCY, THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENT AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF 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.
- 2. 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. ANY TREE THAT IS DETERMINED TO BE UNHEALTHY OR DEAD SHALL BE REPLACED OR BE DESTROYED AT ANY TIME AFTER COMPLETION OF DEVELOPMENT. THIS REGULATION APPLIES TO ALL PROJECTS REGARDLESS OF THE DATE THE DEVELOPMENT PERMIT OR DEVELOPMENT APPROVAL WAS ISSUED.



LANDSCAPE PLAN
SITE ADDRESS
100 GATES ENTRY
PEACHTREE CITY, GA 30269

SITE DEVELOPMENT PLANS
FOR
PEACHTREE CITY PROFESSIONAL
CENTER



12/01/2025

HIGHLAND
LAND PLANNING

DRAWING NO.
L100

PTC Professional Center

From Warren Elwell <warren@allsouthlawnsclapes.com>

Date Mon 12/1/2025 5:54 PM

To Reid Almand <reid.almand@highlandlp.us>; Lora Hooks <lhooks@peachtree-city.org>

 1 attachment (1 MB)

L100 LANDSCAPE PLAN.v4.pdf;

[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.

Please see the attached revised landscape plan for the Planning Commission meeting next week. Also see below the narrative about the parking lot shrubs. Let me know if you have any other comments. Also Reid please upload this attachment to the online portal. Thanks.

In response to the perimeter parking lot shrub requirement, it is of my opinion this is not required on this site. The intent of this requirement is to screen headlights from adjacent roads and neighboring properties. This site sits behind a large planted berm to the north which blocks the site from Hwy 74 and will not allow any headlights to shine through to the road as intended by the ordinance. Additionally to the West of this site there is a landscape transitional yard that spans the length of the property line. This buffer is currently heavily planted with evergreen trees and a slight berm that will prevent lights from shining through to the neighboring houses. The South end of the property will require shrubs to be planted along the parking lot along with added trees in the transitional buffer to help screen the property from the neighboring house.

Warren Elwell
Project Manager
All South Lawnsclapes, Inc.
678-878-6968

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/04/2025
Shayla Reed, Planning Director

DATE: December 8, 2025

SUBJECT: Building Elevation Modifications, Chick-fil-A, 1222 HWY 74 S

Recommendation:

Staff feels the new paint color for the Chick-fil-A located at 1222 HWY 74 S is similar to the cream color in the Wilshire Pavilion color palette. The new paint color is also a neutral color and similar to other cream colors approved in the recent past for three other properties located in the Wilshire Pavilion design guideline area. Approval is at the discretion of the Planning Commission.

Discussion:

Chick-fil-A is seeking approval for paint color changes to the franchise located in the Wilshire Pavilion at 1222 HWY 74 S. The building has been painted to align with their current corporate standards.

The property recently underwent renovations for an expansion to the building and to modify the drive-thru and parking area to accommodate a double-lane drive-thru with new canopies. Along with these modifications, the Planning Commission approved color changes for the upgrades in September of 2023. The colors proposed and approved at that time were the current standard Chick-fil-A color palette. The colors proposed were darker than the original colors for the building but were very neutral, much like the color palette shown in the Wilshire Pavilion design guidelines for the Wilshire Pavilion properties. The original building materials were not changed.

Stucco colors previously approved:

- Field paint - Sherwin Williams Latte, SW6108
- Accent paint - Sherwin Williams Toasty, SW6095
- Trim paint - Sherwin Williams Grounded, SW6089



Chick-fil-A is seeking approval for the following color changes:
(no building materials have changed)

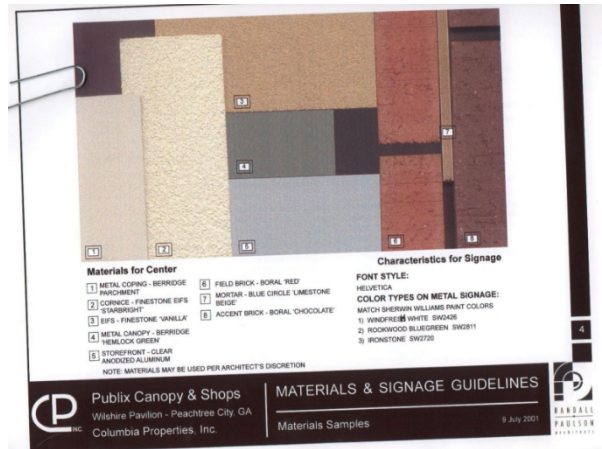
- Field paint - Sherwin Williams **Westhighland White, SW7566**
- Accent paint - no accent, all stucco is SW7566
- Trim paint - remains the same, SW6089

Westhighland White is described by Sherwin Williams as a bright, clear white with a hint of creaminess. The newly painted building is pictured below.



The design guidelines suggest "materials may be used per the architect's discretion." The Wilshire Pavilion color and materials palette contains a 'vanilla' color that is a shade of off-white/cream. Westhighland White, selected for the primary building color, is similar to the 'vanilla' color in the palette.

Wilshire Pavilion Color Palette

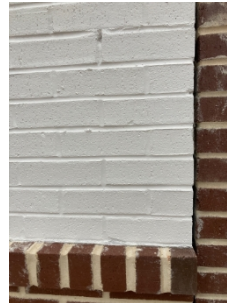


Other Wilshire Pavilion properties have new buildings that were constructed in the recent past with approved color palettes containing natural/cream colors:

1211 HWY 74 S

Field brick - painted Eider White, SW7014 (originally approved brick was not available at time of construction so painting of the brick was approved to achieve the desired palette)

Eider White is described by Sherwin Williams as a cool white paint with a gray undertone.



112 Wilshire Village Drive

Field brick - Palmetto Brick, Whitestone wire cut



110 Wilshire Village Drive

Field brick - Authentic thin brick veneer, "Cottonwood"

Painted fiber cement siding - Finestone "Starbrite" (light cream)



Section 725 of the Land Development Ordinance establishes general goals for architectural design, including compatibility with surrounding development and architectural innovation. Sections 728 through 730 establish color requirements, which state that the predominant color should be neutral or earth tones. High-intensity colors, metallic, black, or florescent colors should not be used.

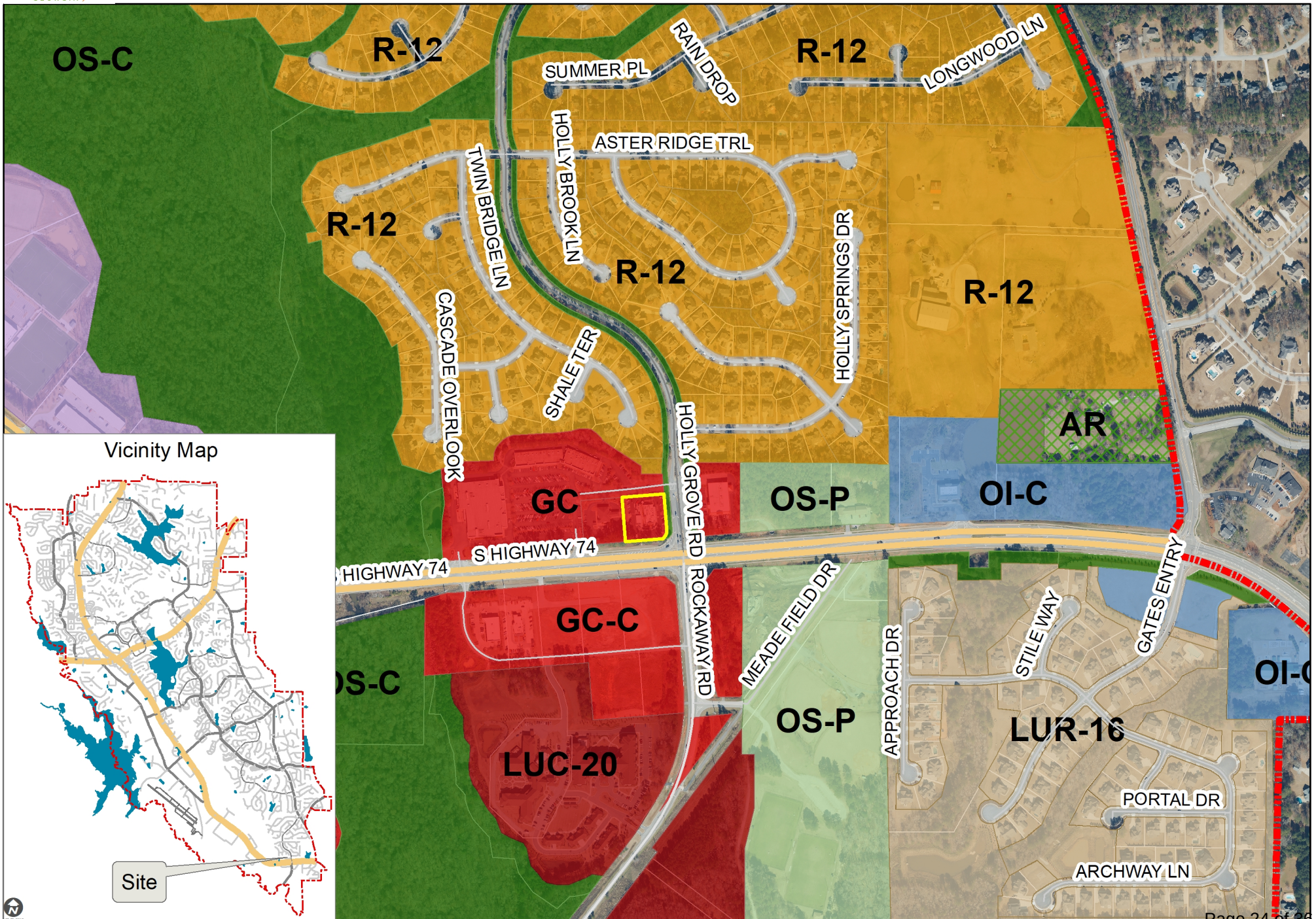
Staff feels the current paint color for the Chick-fil-A is neutral and similar to other colors approved in the recent past for nearby properties in the design guideline area.

Budget Impact:

There are no budget items associated with this request.

Attachments:

1. Zoning Map
2. Elevations - Black and White
3. Previously Approved Elevations
4. Photos of Current Building Colors



Autodesk Docs://CA_01982_Starns Mill_2023.5_REI/01982_Starns Mill_Remodel_ARC.rvt
7/25/2023 9:28:21 AM
S06E-R-1982-A-301-EXTERIOR ELEVATIONS

SIGNAGE NOT
APPROVED AT THIS
TIME. SIGNAGE
REQUIRES A
SEPARATE REVIEW
AND PERMIT.

KEYNOTE	DESCRIPTION
F03	NEW LIGHTED SIGNAGE BY SIGNAGE VENDOR. REPLACE EXISTING SIGNAGE WITH NEW PER CURRENT CFA STANDARD.
F04	4'-6" x 1'-0" ALUMINUM CANOPY BY CANOPY VENDOR. PAINT FRAMES (PT-113) TYPICAL
F07	OMD CANOPY BY CANOPY VENDOR. SEE PLANS & DETAILS
F12	NEW EXTERIOR LED LIGHT FIXTURE TO MATCH EXISTING. SEE ELECTRICAL, TYPICAL
F13	DRIVE THRU SLIDING DOOR REFER TO SHEET A-801.
F16	NEW METAL CANOPY BY CANOPY VENDOR. SEE PLANS & DETAILS. PAINT. PT-113
F25	INFILL OPENING TO MATCH ADJACENT. RE: EXTERIOR FINISH SCHEDULE.
F28	NEW SERVICE DOOR. RE: FLOOR PLAN AND DOOR SCHEDULE.
F38	NEW OWNER FURNISHED FABRIC AWNING TO MATCH EXISTING.
F40	STUCCO DECORATIVE BAND TO MATCH EXISTING, TYPICAL.
F41	STUCCO CORNICE AND COPING TO MATCH EXISTING, TYPICAL.
F42	BRICK ROWLOCK COURSE TO MATCH EXISTING, TYPICAL.
F44	EXISTING AWNING TO REMAIN.

KEYNOTE LEGEND

GENERAL NOTES - EXTERIOR ELEVATIONS

- U.N.O. ALL EXISTING METAL COPING SHALL BE PAINTED TO MATCH "EC-1"
- U.N.O. ALL FABRIC AWNINGS SHALL BE NEW. FRAMES PROVIDED BY OWNER. FRAME TO BE PAINTED TO MATCH PT-113
- CONTRACTOR TO VERIFY ALL EXTERIOR LIGHTS ARE LED LIGHTING. IF NOT, REPLACE WITH LED LIGHT FIXTURES IN ORIGINAL LOCATIONS. RE: ELECTRICAL

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-A	BRICK VENEER (EXISTING)	*	MODULAR	*	*	EXISTING TO REMAIN
BR-B	BRICK VENEER (NEW)	*	MODULAR	*	*	NEW TO MATCH EXISTING
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	NEW TO MATCH EXISTING
SC-1	STUCCO	SHERWIN WILLIAMS	POWERWALL	*	PAIN AS INDICATED	NEW TO MATCH EXISTING
SC-2	STUCCO	SHERWIN WILLIAMS	POWERWALL	*	PAIN AS INDICATED	EXISTING TO REMAIN

PAINT COLORS

FINISH	MANUFACTURER	COLOR	COLOR CODE
PT-A (EXTERIOR PAINT)			
PT-100	SHERWIN WILLIAMS	ROCKWOOD MEDIUM BROWN	SW2807
PT-101	SHERWIN WILLIAMS	HOPSACK	SW6109
PT-102	SHERWIN WILLIAMS	COLONIAL REVIVAL STONE	SW2827
PT-103	SHERWIN WILLIAMS	NOMADIC DESERT	SW6107
PT-104	SHERWIN WILLIAMS	SAND DOLLAR	SW6099
PT-105	SHERWIN WILLIAMS	TWILIGHT GREY	SW0054
PT-108	SHERWIN WILLIAMS	WEB GREY	SW7075
PT-109	SHERWIN WILLIAMS	TOASTY	SW6095
PT-110	SHERWIN WILLIAMS	SANDS OF TIME	SW6101
PT-111	SHERWIN WILLIAMS	BISCUIT	SW6112
PT-112	SHERWIN WILLIAMS	LATTE	SW6108
PT-116	SHERWIN WILLIAMS	GROUNDED	SW6089

MISC SITE METALS			
PT-113	SHERWIN WILLIAMS	DARK BRONZE	SW504-B54T104
PT-114	SHERWIN WILLIAMS	TRICORN BLACK	SW6258
PT-115		SAFETY RED	842R38

BRICK EXPANSION JOINT LEGEND

- ALIGN EJ WITH JAMB
- ALIGN EJ WITH CORNER OF WALL
- ALIGN WITH EXTENT OF BRICK ABOVE
- PLACE EJ AS DIMENSIONED

NOTE: EJ SEALANT COLOR TO MATCH MORTAR COLOR.

EXTERIOR ELEVATION LEGEND

- BR-B BRICK ROWLOCK COURSE W/A, NEW TO MATCH EXISTING
- BR-B BRICK, NEW TO MATCH EXISTING
- BR-A BRICK ROWLOCK COURSE W/A, EXISTING TO REMAIN
- BR-A BRICK, EXISTING TO REMAIN
- SC-1 STUCCO, NEW TO MATCH EXISTING
- SC-2 STUCCO, EXISTING TO REMAIN
- SC-1 STUCCO ACCENT TRIM, NEW TO MATCH EXISTING
- SC-2 STUCCO ACCENT TRIM, EXISTING TO REMAIN

C8 EXTERIOR ELEVATION - DRIVE THRU

3/16" = 1'-0"

B8 EXTERIOR ELEVATION - FRONT

3/16" = 1'-0"

B5 EXTERIOR ELEVATION - REAR

3/16" = 1'-0"

A8 EXTERIOR ELEVATION - ENTRY

3/16" = 1'-0"



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



www.cphcorp.com

A Full Service
A & E Firm

Plans Prepared By :
CPH, Inc.

State of Georgia Licenses:
Engineer No. PEF006331
Surveyor No. LSF000870
Architect No. N/A
Landscape No. N/A

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
STRATEGIC
REINVESTMENT
1222 HWY 74
PEACHTREE CITY, GA 30269

FSR# 1982

BUILDING TYPE / SIZE: SRI S06E-R
RELEASE: 22-12

REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # C29169
PRINTED FOR DDP R1
DATE 07/07/2023
DRAWN BY CPH

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SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

Autodesk Docs://CA_01982_Starns Mill_2023.5_REI/01982_Starns Mill_Remodel_ARC.rvt
8/10/2023 12:09:24 PM
S06E-R-1982-A-301-EXTERIOR ELEVATIONS

SIGNAGE NOT
APPROVED AT THIS
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KEYNOTE LEGEND	
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F44	EXISTING AWNING TO REMAIN.

GENERAL NOTES - EXTERIOR ELEVATIONS						
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2	U.N.O. ALL FABRIC AWNINGS SHALL BE NEW. FRAMES PROVIDED BY OWNER. FRAME TO BE PAINTED TO MATCH PT-113					
3	CONTRACTOR TO VERIFY ALL EXTERIOR LIGHTS ARE LED LIGHTING. IF NOT, REPLACE WITH LED LIGHT FIXTURES IN ORIGINAL LOCATIONS. RE: ELECTRICAL					
FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-A	BRICK VENEER (EXISTING)	*	MODULAR	*		EXISTING TO REMAIN
BR-B	BRICK VENEER (NEW)	*	MODULAR	*		NEW TO MATCH EXISTING
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTIE)	
SC-1	STUCCO	SHERWIN WILLIAMS	POWERWALL	*	PAINT AS INDICATED	NEW TO MATCH EXISTING
SC-2	STUCCO	SHERWIN WILLIAMS	POWERWALL	*	PAINT AS INDICATED	EXISTING TO REMAIN
PAINT COLORS						
FINISH	MANUFACTURER	COLOR			COLOR CODE	
PT-A (EXTERIOR PAINT)						
PT-100	SHERWIN WILLIAMS	ROOKWOOD MEDIUM BROWN			SW2807	
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PT-103	SHERWIN WILLIAMS	NOMADIC DESERT			SW6107	
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PT-105	SHERWIN WILLIAMS	TWILIGHT GREY			SW0054	
PT-108	SHERWIN WILLIAMS	WEB GREY			SW7075	
PT-109	SHERWIN WILLIAMS	TOASTY			SW6095	
PT-110	SHERWIN WILLIAMS	SANDS OF TIME			SW6101	
PT-111	SHERWIN WILLIAMS	BISCUIT			SW6112	
PT-112	SHERWIN WILLIAMS	LATTE			SW6108	
PT-116	SHERWIN WILLIAMS	GROUNDED			SW6089	
MISC SITE METALS						
PT-113	SHERWIN WILLIAMS	DARK BRONZE			SW504-B54T104	
PT-114	SHERWIN WILLIAMS	TRICORN BLACK			SW6258	
PT-115		SAFETY RED			842R38	
BRICK EXPANSION JOINT LEGEND						
①	ALIGN EJ WITH JAMB		③	ALIGN WITH EXTENT OF BRICK ABOVE		
②	ALIGN EJ WITH CORNER OF WALL		④	PLACE EJ AS DIMENSIONED		
NOTE: EJ SEALANT COLOR TO MATCH MORTAR COLOR.						

EXTERIOR ELEVATION LEGEND

PT-112: Westhighland White
SW7566

PT-112 STUCCO FIELD PAINT COLOR
SHERWIN WILLIAMS LATTE SW 6108

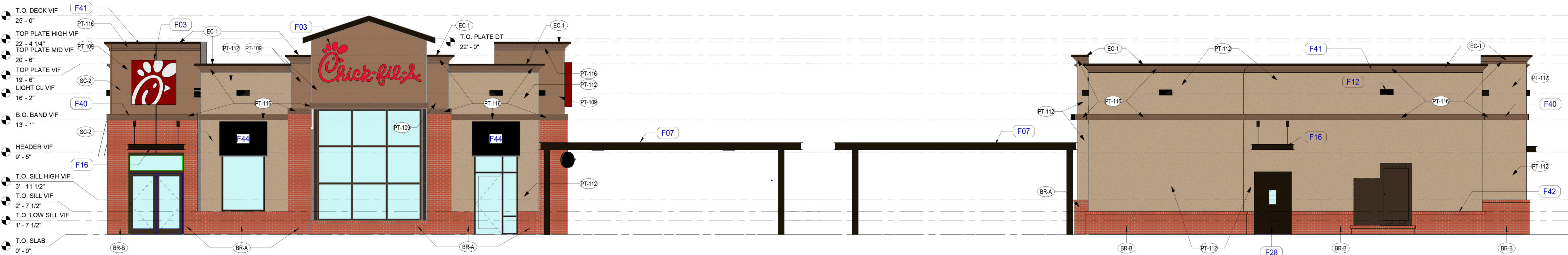
PT-116 STUCCO TRIM COLOR
SHERWIN WILLIAMS GROUND SW 6089

PT-109 ACCENT STUCCO PAINT COLOR
SHERWIN WILLIAMS TOASTY SW 6095

BR-A/BR-B BRICK WATERTABLE
NEW TO MATCH EXISTING
Provide Brick specs

EC-1 METAL
DARK BRONZE

C8 EXTERIOR ELEVATION - DRIVE THRU
3/16" = 1'-0"









CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 12/05/2025
Shayla Reed, Planning Director

DATE: December 8, 2025

SUBJECT: Concept Plat, Bradshaw Estates, 201 Sumner Road

Recommendation:

Staff feels the concept plat for Bradshaw Estates meets the standards of the City's ordinances and development regulations. Should the Planning Commission decide to approve the plat, staff recommends the following condition:

- 1. The developer shall construct a multi-use path along the western side of Sumner Rd. from the neighborhood entrance to the existing path crossing. All new residential developments are required to connect the development to the City path system, per Sec. 706 of the Land Development Ordinance (LDO). The path shall be located in a 50-foot greenbelt to be dedicated to the City for future maintenance of the path. Per Sec. 712 of the LDO, facilities constructed in greenbelts (ie. cart paths) may qualify for partial credit towards required park/recreation space.*

Discussion:

Highland Land Planning has submitted a conceptual plat for Bradshaw Estates containing 59 single-family residential lots. The property is located near the northeastern City limits at the intersection of Sumner Road and Smokerise Point. The parcel is zoned R-43, a single-family residential district.

Section 1002.4 of the Zoning Ordinance lists the following requirements for the R-43 district:

- Minimum zoning lot area: one acre
- Minimum floor area per dwelling unit: 1,500 SF
- Minimum lot width: 150 feet
- Minimum lot width adjacent to street right-of-way: 40 feet on street, 35 feet on cul-de-sac
- Front setback: 50 feet
- Side setback: 15 feet

- Rear setback: 30 feet

Site Characteristics and Development Standards

The property is separated into two sections divided by a tributary of Flat Creek and the associated floodplain area. The two sections of the subdivision will be connected only by a cart path crossing over the creek. The southern portion is accessible from Sumner Road while the northern portion is accessible from the Kedron Hills neighborhood via Astoria Lane/Sims Road. Of the 59 residential lots, 30 lots will make up the northern portion and 29 lots will make up the southern portion.

In addition to the zoning requirements, the Land Development Ordinance (LDO) establishes minimum subdivision standards.

Multi-use Paths

Section 706 of the Land Development Ordinance (LDO) states that "the planning commission shall require multi-use paths in order to facilitate pedestrian and golf cart access from residential and commercial developments to schools, parks, playgrounds and other city amenities." The concept plat includes a multi-use path that connects the northern and southern portions of the neighborhood leading out to Kedron Hills to the west and the commercial area on Sumner Road and HWY 54 to the south.

Parks and Open Space

The LDO requires at least three (3) acres of open space for recreation purposes per 100 dwelling units with a minimum of (2) acres. With only 59 residential lots, the calculation for recreation area yields only 1.77 acres. Therefore, the 2-acre minimum is required. The proposed plat provides an area of 1.14 acres near the entrance to the subdivision and an additional 1.06 acres adjacent to lot #6 in the southern portion for a total of 2.2 acres. The northern portion will have access to these areas via the multi-use path connection across the creek.

In addition, Section 1130(j) of the LDO states that "every platted residential lot within the city shall plant and/or maintain no less than two trees at least two inches in diameter within the boundaries of the subject lot." Staff will perform a landscape inspection at the end of the construction process for each dwelling unit to ensure that the two required trees are provided before releasing a Certificate of Occupancy for that dwelling unit.

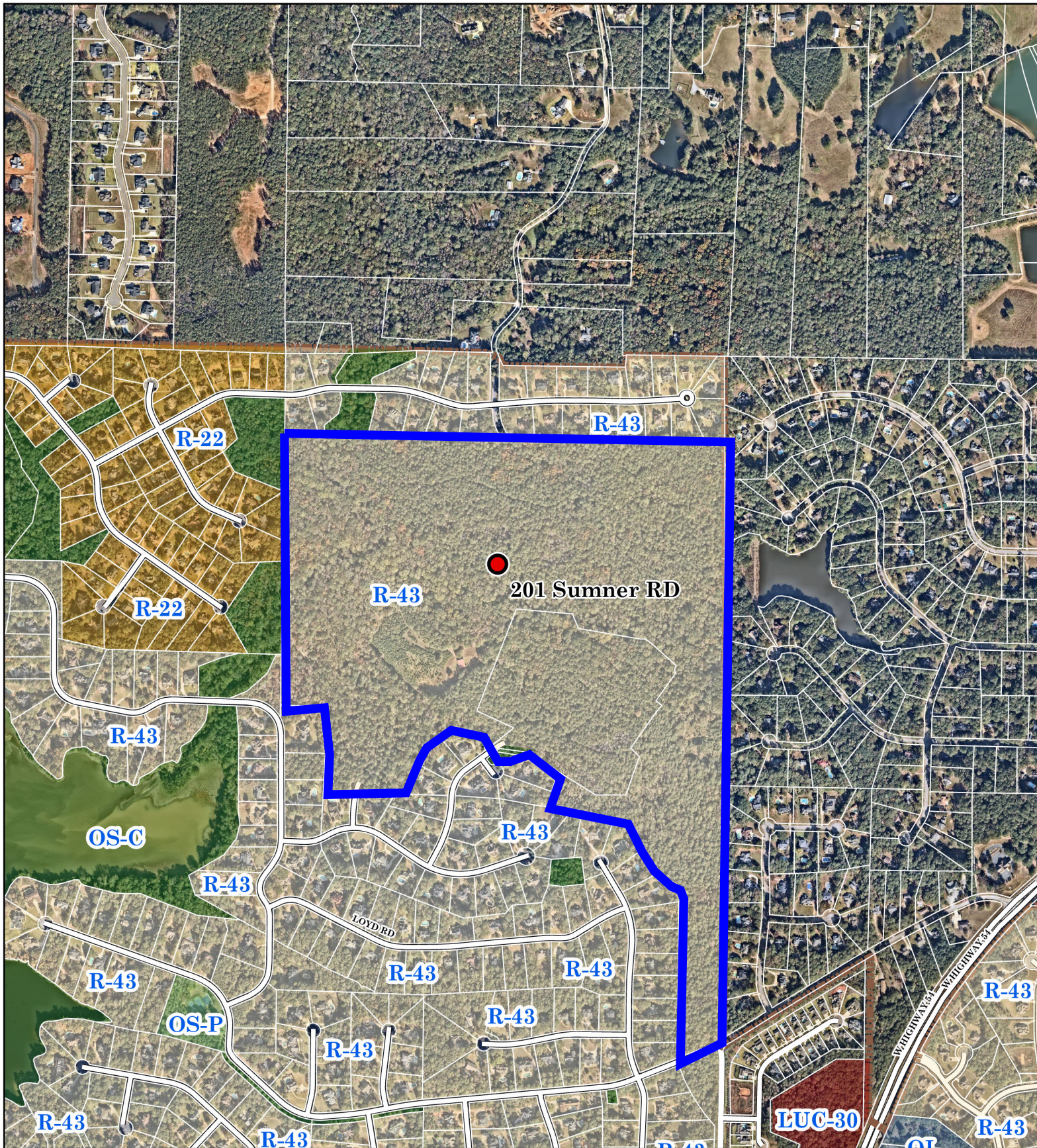
The development team has reviewed the concept plat for compliance with the ordinances and development regulations and will continue to work with the developer throughout the remaining platting process to ensure compliance is being met.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Concept Plat



Zoning Map: 2025

201 Sumner RD
ZONED: R-43

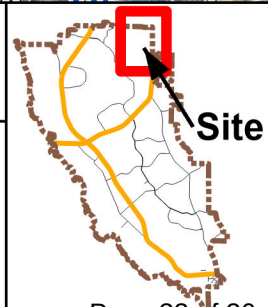
For information purposes only

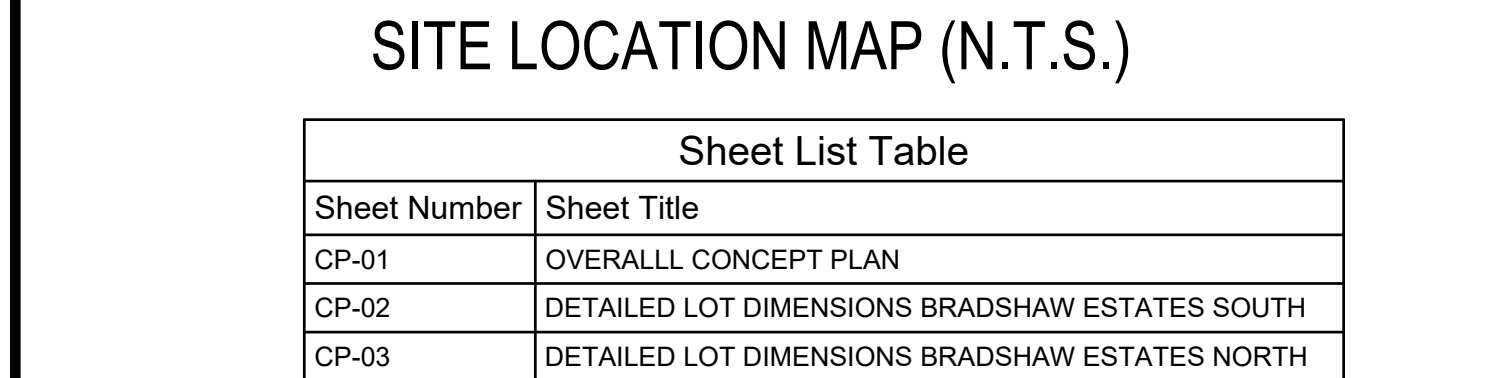


1 inch = 857 feet

Feet

	201 Sumner RD		GR
	Zoning Condition		OI
	R-43		GC
	R		LUC
			OS-C
			OS-P





 = GREENBELT POND AREA
 = PTC FUTURE CONDITIONS 100 YR FLOODPLAIN
 = FEMA ZONE A FLOODPLAIN

FLOOD PLAIN TABLE - BRADSHAW NORTH					
LOT NUMBER	Flood Plain Area (S.F.)	Flood Plain Area (Ac.)	Total Lot Area (S.F.)	Total Lot Area (Ac.)	Flood Plain Lot %
LOT 43	15,561.34	0.36	77,056.26	1.77	20.19
LOT 52	12,760.14	0.29	64,504.92	1.48	19.78
LOT 53	10,188.45	0.23	53,895.82	1.24	18.90

FLOOD PLAIN TABLE - BRADSHAW SOUTH					
LOT NUMBER	Flood Plain Area (S.F.)	Flood Plain Area (Ac.)	Total Lot Area (S.F.)	Total Lot Area (Ac.)	Flood Plain Lot %
LOT 15	12,017.14	0.28	96,411.89	2.21	12.46
LOT 16	2,714.43	0.06	49,520.33	1.14	5.48
LOT 17	842.46	0.02	45,655.14	1.05	1.85
LOT 18	1,817.63	0.04	44,499.52	1.02	4.08

FIRE DEPARTMENT NOTE: ALL ROADWAYS SHALL BE 26 FEET CLEAR WIDTH (FACE OF CURB TO FACE OF CURB), CUL-DE-SACS CONSTRUCTED AT A CLEAR SPAN OF 96 FEET IN DIAMETER, AND INTERSECTIONS EVERY 750 FEET MAX SPACING, UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.



- OWNER:
BRADSHAW FAMILY L.P.
251 SMOKERISE TRACE
PEACHTREE CITY, GEORGIA 30269
2. DEVELOPER:
CHADWICK HOMES, INC.
150 GREENCASTLE ROAD
TYRONE, GEORGIA 30290
CONTACT: CHAD FLOYD
EMAIL: CHAD@CHADWICKHOMESINC.COM
PHONE: (770) 487-2432
3. ENGINEER:
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: JASON L. WALLS, P.E.
EMAIL: JWALLS@HIGHLANDLP.US
PHONE: (770) 631-0499
4. SURVEYOR:
S & W LAND SURVEYORS, INC.
315 CASTLEWOOD ROAD
TYRONE, GA 30290
CONTACT: W.S. BODKIN, R.L.S.
PHONE: 770-312-5500
EMAIL: SCOTT@SWLANDSURVEYORS.COM
5. SITE DATA:
ADDRESS - 1 PRESTIGE POINT (A PORTION THEREOF)
SITE AREA - 91.9 AC.
TAX PARCELS: 0720 001, 0720 054
6. PROPOSED DEVELOPMENT:
59 RESIDENTIAL LOTS (1 ACRE MINIMUM), DETACHED
BRADSHAW ESTATES NORTH = 30 RESIDENTIAL LOTS
BRADSHAW ESTATES SOUTH = 29 RESIDENTIAL LOTS
7. ZONING DATA:
ZONING: R-43
MINIMUM LOT SIZE: 1 ACRE
MINIMUM UNIT SIZE: 1500 S.F.
MINIMUM LOT WIDTH: 150 FT
MINIMUM LOT WIDTH (CUL-DE-SAC): 35 FT
MINIMUM FRONT SETBACK = 50 FT
MINIMUM SIDE = 15 FT, 30 FT BETWEEN STRUCTURES
MINIMUM REAR = 30 FT
MAXIMUM BUILDING HEIGHT: 35 FT
8. PARKING: REQUIRED: (2) SPACES PER DWELLING UNIT
PROVIDED: EACH INDIVIDUAL LOT WILL ACCOMMODATE PARKING ON PROPERTY,
VIA DRIVEWAY OR GARAGE.
9. 24 HOUR CONTACT: CHAD FLOYD, (770) 437-2432
10. **PROJECT NARRATIVE:** CHADWICK HOMES, INC. PLANS TO DEVELOP A PORTION OF THE TOTAL BRADSHAW TRACT WITH 59 SINGLE FAMILY RESIDENTIAL LOTS AT A 1 ACRE MINIMUM LOT SIZE. THE DEVELOPMENT WILL INCLUDE A SINGLE SUBDIVISION WITH TWO SEPARATE ENTRANCES SPLIT BY A LARGE CREEK AND FLOODPLAIN WITH A CART PATH CONNECTION PROVIDED BETWEEN THE SEPARATED AREAS AS SHOWN. BRADSHAW ESTATES NORTH WILL HAVE ACCESS FROM ASTORIA LANE VIA SIMS ROAD (PREVIOUSLY STUBBED OUT TO THIS PROPERTY) AND BE COMPRISED OF 30 TOTAL LOTS. BRADSHAW ESTATES SOUTH WILL HAVE ACCESS FROM SMOKERISE POINT ACROSS FROM SUMNER ROAD AND INCLUDE 29 TOTAL LOTS. BOTH AREAS WILL INCLUDE A NETWORK OF RESIDENTIAL STREETS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, RECREATIONAL GREENSPACE, AND OTHER PERTINENT FEATURES AS REQUIRED BY LOCAL ORDINANCES. THE OVERALL PROPERTY IS CURRENTLY WOODED WITH A GENERAL LAND SLOPE FROM EAST TO WEST. TWO SIGNIFICANT CREEKS BISECT THE PROPERTY FALLING FROM EAST TO WEST. THE DEVELOPMENT IS PROPOSED TO BE BUILT AS TWO CONJUNCTIVE PHASES.
11. **COMMON SPACE:** A MINIMUM 2 ACRE COMMON SPACE WILL BE PROVIDED BY DEVELOPER AS PART OF THE PLATTED LOT PLAN, REDUCING THE NUMBER OF LOTS TO CREATE THE SPACE, TO INCLUDE NEIGHBORHOOD USE TYPE FACILITIES SUCH AS POOL, HOUSE, PLAYGROUND, PARK SPACE, ETC. TO BE COORDINATED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. AS SHOWN, 1.14 AC. AT ENTRANCE PLUS 1.06 AC ADJACENT TO LOT 6 IS PROVIDED. PROPOSED CART PATH CROSSING SHOWN FOR ACCESS. (WITHIN EASEMENT.)
12. **MAIL KIOSK:** MAIL KIOSK TO BE PROVIDED, MEETING PEACHTREE CITY REQUIREMENTS.
- (3) SPACES PROVIDED.
13. **ECOLOG:** STATE WATERS AND/OR WETLANDS ARE PRESENT ON OR WITHIN 200 FEET OF THIS PROJECT SITE, AND ARE CURRENTLY UNDER INVESTIGATION. IT IS ANTICIPATED TO REMAIN WITHIN STATE WATER BUFFER SHOWN.
14. **FLOODPLAIN:** PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANELS #13113C00083E AND #13113C00091E, DATED: SEPTEMBER 26, 2008. FLOODPLAIN AREAS ARE AS SHOWN ON THIS PLAN. PLEASE NOTE THAT IN THIS PORTION OF THE OVERALL WATERSHED, BASED ON THE FLOOD DATA PROVIDED BY THE CITY OF PEACHTREE CITY, THE EXISTING CONDITIONS AND FUTURE CONDITIONS FLOODPLAIN BOUNDARY PLOT IN THE SAME HORIZONTAL LOCATION. SEE SHEETS CP-02 AND CP-03 FOR FLOOD PLAIN PERCENTAGE OF AFFECTED LOTS.
15. **STORMWATER:** STORMWATER MANAGEMENT TO BE PROVIDED TO TREAT RUNOFF VIA ATTENUATION OF REQUIRED STORM EVENTS THROUGH EXTENDED DETENTION INCLUDING CHANNEL PROTECTION WITH WATER QUALITY TREATMENT VIA RUNOFF REDUCTION AS APPLICABLE. MULTIPLE POND SYSTEMS ARE ANTICIPATED THROUGHOUT THE DEVELOPMENT. AFTER JANUARY 7, 2021 ALL NEW DEVELOPMENT AND RE-DEVELOPMENT WILL BE REQUIRED TO PROVIDE RRV FOR STORMWATER. STORMWATER MANAGEMENT TO FOLLOW THE CITY'S LOCAL DESIGN MANUAL AND THE GEORGIA STORMWATER MANAGEMENT MANUAL. SEE LOCAL DESIGN MANUAL FOR DETAILS. ALL PONDS TO BE PLACED IN CITY OWNED GREENBELTS.
16. **UTILITIES:** WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY ONSITE SEPTIC SYSTEMS, TO BE PERMITTED THROUGH ENVIRONMENTAL HEALTH DEPARTMENT.
17. **FLOOD STUDY:** DAM BREACH ANALYSIS ON THE CATEGORY II DAM LOCATED TO THE WEST OF THIS PROPERTY, WITHIN THE LANDINGS SUBDIVISION, WILL BE REQUIRED AT THE TIME THE CONSTRUCTION PLANS ARE COMPLETED FOR THIS PROPOSED SUBDIVISION. NO RISE CERTIFICATION WILL BE REQUIRED FOR ANY CREEK CROSSINGS THAT ARE WITHIN 100 YR FLOODPLAIN.
18. **CONCEPT PLAT:** CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.
19. **RETAINING WALLS:** RETAINING WALLS OVER 4 FEET IN HEIGHT WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT. RETAINING WALLS ARE NOT ALLOWED IN BUILDING SETBACKS.
20. **CART PATH SYSTEM:** CART PATHS TO BE PROVIDED BOTH INTERNALLY AND EXTERNALLY TO MEET CITY CODE. INTERNALLY, A CART PATH WITHIN A 50 FOOT WIDE GREENBELT IS PROVIDED BETWEEN ROAD C AND ROAD D CONNECTING BRADSHAW ESTATES NORTH TO BRADSHAW ESTATES SOUTH. EXTERNALLY, THE CART PATH SYSTEM AT THE SUMNER ROAD ENTRANCE WILL BE CONNECTED TO THE CART PATH SYSTEM SOUTHWARD ON SUMNER ROAD (APPROX. 1000 LF) AND THE CART PATH SYSTEM AT THE NORTH ENTRANCE IS PROVIDED AS NORMAL BY SURFACE STREETS BETWEEN DIFFERING RESIDENTIAL STREETS.
21. **GREENBELTS:** GREENBELTS SHALL BE PROVIDED AS SHOWN ON THIS CONCEPT AND IN ACCORDANCE WITH CITY CODE. GREENBELTS ARE PROVIDED FOR BUFFERS, ALL DETENTION PONDS, CART PATHS BETWEEN LOTS, ETC.
22. **FIRE SERVICE:** THE DESIGN WILL FOLLOW THE GUIDELINES OF THE INTERNATIONAL FIRE CODE (2021) AND PEACHTREE CITY CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO ROAD WIDTHS AT HYDRANTS, HYDRANT SPACING, LENGTH OF ROAD SEGMENTS, AND OTHER APPLICABLE FIRE CODES. FINAL APPROVAL BY THE PEACHTREE CITY FIRE DEPARTMENT AND FIRE MARSHAL SPECIFICALLY ARE REQUIRED AS THE PROJECT MOVES THROUGH PLATTING AND ENGINEERING DESIGN.

[illegible]

OVERALL CONCEPT PLAN

CONCEPT PLAT
FOR
BRADSHAW ESTATES



11/21/25

HIGHLAND

LAND PLANNING

DRAWING NO.
CP-01



Date: 01/27/25	Drawn by: MDW	Check by: JLW
		
100' 50' 0' 100'  SCALE: 1" = 100'		

CONCEPT PLAT
FOR
BRADSHAW ESTATES

7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA



DRAWING NO.
CP-03

SCALE: 1"=100'

SITE PLAN LEGEND:

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NOTE: LOTS WITH FUTURE CONDITIONS FLOOD PLAIN ALL EXCEED 70%
OUTSIDE OF FLOOD PLAIN AREA.

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