



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
January 26, 2026 | 6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements**
4. **Presentations**
5. **Agenda Changes**
6. **Minutes**
 1. Planning Commission Meeting January 12, 2026
7. **Old Agenda Items**
8. **New Agenda Items**
 1. Discussion to consider a text amendment to the Parking Ordinance, Sec. 909, Off-Street Automobile Parking Requirements
 2. Discussion to consider a text amendment to the Lighting Ordinance, Sec. 731.2 of the Land Development Ordinance
9. **Public Hearings**
 1. Consider a text amendment to Section 917 of the city's Code of Ordinances related to Short-Term Rentals
10. **Workshop Items**
 1. Concept Plat, Bradshaw Estates, 201 Sumner Road
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
Meeting Minutes
Monday, January 12, 2026
6:30 PM

Call to Order

The Peachtree City Planning Commission held its regular meeting at City Hall on Monday, January 12, 2026. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Commissioners present were Vice-Chairman Andrew Kriz, Commissioners Hans Gant, Jack Allen, Robert Halverson, and Alternate Kenneth Hamner. Also in attendance were Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, and IT Specialists Ken Couch and Ryan Williams.

Pledge of Allegiance

Chairman Ritenour opened the meeting with the Pledge of Allegiance.

Announcements

None

Presentations

None

Agenda Changes

Reed said the public hearing shown on the agenda was added by error and would be held at the January 26 meeting.

Kriz moved to remove the public hearing to consider a text amendment to Section 917 of the city's Code of Ordinances related to short-term rentals from the January 12 agenda and place it on the January 26 Planning Commission agenda. Halverson seconded. Motion carried unanimously.

Also, as had been the practice in the past, the votes for chair and vice chair should take place at the first meeting of the year, Reed stated.

Allen nominated Ritenour to remain the chair in 2026. Gant seconded. Motion carried unanimously.

Ritenour nominated Kriz to again serve as vice chair. Allen seconded. Motion carried unanimously.

Minutes

1. Planning Commission Meeting December 15, 2025

Allen moved to approve the December 15, 2025, Planning Commission minutes. Gant seconded. Motion carried unanimously.

Old Agenda Items

None

New Agenda Items

1. **Landscape Plan, MEJA Construction Inc., 407 Dividend Drive - POSTPONED**
Item was postponed by the applicant.

2. **Building Elevation Modifications, Biscuit Belly, 238 City Circle**

This new restaurant was in The Avenue in the space formerly occupied by Highland Bakery and Friends Table. Hooks noted that The Avenue was zoned Limited Use Commercial (LUC-13) and was in the Highway 54 West Design Overlay District.

She showed photos of the location, showing that the previous façade was unpainted brick on the lower story, with beige stucco on the second story that would remain. They were asking to paint the brick a color called Snowfall White, with an accent of Poolside Blue. The storefront window and door frame finish would be dark bronze anodized aluminum. She also showed photos of the new wall sconces they were proposing for the corners. The natural stone along the base would remain as it was.

The Georgia 54 West Design Guidelines described two design styles, the Traditional style and the Updated 2020 style, Hooks explained. The requested modifications fell into the Updated 2020 style, which stated that building designs should exhibit a sense of permanence and creative expression to create a combination of unique facades that expressed the specific retail brands while utilizing materials and accents to create a thread of consistency.

She listed two guidelines that applied to this request. One said that exterior materials for the Updated 2020 design should blend and complement the traditional exterior building materials. Hooks noted that The Avenue development was a blend of the two styles. The paint color proposed was neutral and complemented the brick used in the development. She pointed out that painted brick was a permitted material in the Updated 2020 style. Another pertinent guideline limited accent colors to no more than 15% of the total area for any single façade, and here the accent color was limited to the gooseneck lighting fixtures.

The Land Development Ordinance (LDO) established general goals for architectural design, including compatibility with surrounding development and architectural innovation. Sections 728 through 730 stated that the predominant color should be neutral or earth tones. Hooks said Benjamin Moore described Snowfall White as a bright white with a touch of warmth, and staff felt it was neutral and compatible with the development. The paint color also matched the adjacent restaurant, according to the applicant. Hooks presented a slide that showed where the various colors and light fixtures would be used, along with photos of other businesses using these design guidelines at The Avenue.

She said staff had no recommendations if the Planning Commission approved this request.

The applicant's representative, Bryson Brewer, told the Commission that he learned that morning that the business had already been painted. It was done without his knowledge, and he said he was very upset. Ritenour told him this had happened at several other businesses, and he wanted to address this problem with staff. He thanked Brewer for his apology.

Gant asked who authorized the painting, and Brewer explained that they had been remodeling the interior, and the general contractor, with the approval of the landlord, moved ahead on the exterior.

Allen asked if they would be using the existing doors and windows? Brewer said some doors would be replaced due to wood damage, and they would be painted the colors shown.

Gant said he had driven by and saw this location and felt it fit in very well with the other businesses in the area. He again expressed concern that the landlord had given permission to proceed without the City's approval.

None of the other Commissioners had questions. Hamner echoed the frustration with proceeding without permission, saying he believed this was the fifth time this had happened. Kriz said it looked good, and Halverson asked about an opening date, and Brewer said late April was the goal. Ritenour said he was looking forward to the restaurant's opening.

Kriz moved to approve building elevation modifications for Biscuit Belly, 238 City Circle. Allen seconded. Motion carried unanimously.

Ritenour asked Reed if the Planning Department could send a letter to the major retail developments to gently remind them that any building modifications or anything that came under the purveyance of the ordinances must, at a minimum, be authorized by the Building Department and, if required, the Planning Commission. He thought this was needed because unauthorized work had come up several times over the past few years, and there were numerous open storefronts throughout the city.

Reed agreed there had been a number of actions where the process had been overlooked, not just with the Planning Commission. She said staff was working on communication efforts through social media, emails, notifications, and the like, and this could be something added to the list. It was not intentional on the businesses' parts, she continued, just a lack of knowledge about the processes.

Ritenour agreed that it wasn't purposeful. Often there was new ownership that wasn't aware of their regulations. He said the Unified Development Ordinance (UDO) could include provisions for some type of penalty. Reed said there were provisions for enforcement of the zoning code, with Code Enforcement issuing citations for violations. If, for example, the Commission had not wanted to move

forward with approval for the modifications at Biscuit Belly, they could have asked for Code Enforcement actions. That could include a notice of violation, which would require them to bring the building back to its original state. They also could be faced with fines in court.

Ritenour said telling someone to go back to the original was an extreme measure and something they didn't want to do, but he did want it publicized that there could be penalties of as much as \$1,000 a day. Gant asked if the Codes allowed for the establishment of fines, and Reed said a judge would make the decision to impose a fine, but Ritenour was correct, it could be as much as \$1,000 a day for a non-safety issue. Gant asked if it could be a one-time fine, and Reed said it would be up to the judge; staff did not have that authority.

Kriz suggested a contribution to the Tree Fund for violations.

Ritenour said if this happened again, they could consider asking for Code Enforcement involvement. Halverson, mentioning that time is money, suggested issuing a stop work order until approval was granted. Allen noted that in this case, Brewer apologized and had nothing to do with the violation, but Halverson said they would have to treat everyone the same. Ritenour said he just wanted to get the word out so this didn't happen again.

Public Hearings

1. Consider a text amendment to Section 917 of the city's Code of Ordinances related to Short-Term Rentals

Item was added to the agenda in error. The item was moved to the January 26, 2026, agenda.

Member/Staff Topics

1. Introduction to Upcoming Text Amendments

Reed had updated City Council on these pending text amendments at their January 5 meeting and said she wanted to do the same for the Planning Commission so that the two bodies knew what each was doing with zoning matters. There were six text amendments she wanted to discuss.

First, she went over amendments to the sign ordinance where there was conflicting language regarding roof signs on parapets. This change was initiated by Council on August 7, 2025, and came to the Planning Commission on September 8. The Planning Commission recommended approval, and it was on the agenda for a public hearing at the January 15 City Council meeting.

Cosmetic tattooing and microblading were not covered in the code, although regular tattooing was specifically not allowed in Commercial districts. The Fayette County Chamber of Commerce had asked that Peachtree City define and regulate cosmetic tattooing, microblading, and body art in the ordinance. This amendment

was initiated by Council in March, and the Planning Commission had a number of discussions, most recently in September. It would be on the February 12 Council agenda.

The Planning Commission had held several discussions on a native and invasive plant ordinance that was initiated by Council on April 3, the most recent on December 15, and Council was still awaiting a recommendation. Reed said she could put it on an agenda when the Commission instructed her to do so.

Ritenour asked Hamner, who was spearheading the development of this ordinance, for an update, and he said he would be putting together all their suggestions for discussion, probably at the first meeting in February.

The amendment to the short-term rental ordinance would give residents a chance to rent out their homes during the FIFA World Cup from June 11 to July 31 without applying for a permit or paying fees. City Council initiated this in August 2025, and the Planning Commission would discuss it on January 26 and vote on February 9, with the City Council voting on February 12. Ritenour said this should be straightforward and shouldn't require two meetings for discussion.

On January 5, Council initiated an amendment to the parking ordinance to incorporate provisions to promote golf cart parking at commercial and industrial developments. Reed said staff wanted to learn the Planning Commission's thoughts on what language they would like to see in the ordinance. It was on the agenda to be discussed at the January 26 and February 9 meetings.

Kriz explained that his initial idea was to allow the substitution of golf cart spots for a certain number of regular parking spaces. He thought five spaces would be a good number. Reed asked how that would work for 20 spaces, and Kriz said there would be 15 regular spaces in the site plan, then five spaces designated for golf carts. This would be allowed but not required. Reed asked if he would be open to comments from the City Engineer, and Kriz said he would.

He also had talked in previous meetings about incentives, and Reed wanted to know his thoughts. Kriz said he didn't like the idea of allowing them to reduce overall parking, recalling that the problems were primarily on sites that were restrictive. The developers had to include a certain number of parking spaces, but then there was no room for golf cart parking. He cited the new pickleball facility on Moba as an example.

Reed said staff would begin drafting the ordinance and bring it back with sample language. The City Manager had asked for a review of the entire parking ordinance to see where revised calculations for parking requirements might be needed. For example, there were industrial uses that didn't require so much parking. Ritenour mentioned that medical facilities often wanted more parking than was allowed, and Hooks said banks did also. Halverson remarked that hotels were seeing a reduced

need for parking due to the use of ride-share services.

The ordinance currently did not allow the use of LED lighting, even though that had become the standard in recent years. Reed said Council had initiated exploring an amendment to allow this, and the Planning Commission would see that on the January 26 and February 9 agendas, with Council taking it up at their March 19 meeting.

Ritenour noted that long-standing Commission members would remember this issue from their work on the Highway 54 Overlay. They added LED lighting to that, and he thought it would be good to look at it throughout the city. Reed asked when the overlay was adopted, and Hooks said 2020 and 2021.

Hamner asked if they could move the native plants ordinance discussion to the second meeting in February, and Reed said that would be fine.

Reed stated she planned to do these updates quarterly to keep the Planning Commission and City Council informed. Ritenour commended her, saying this closed the loop between the two bodies and let everyone know what was coming down the road.

Hooks asked about the next UDO meeting, and Reed said they would be held at the last meeting of each month. Reed noted that staff had been working on the request for proposal (RFP) for hiring a UDO consulting firm, and it should go out within the week. It asked that the consultants compile the different ordinances, making sure they did not have legal conflicts, and it also requested illustrations. The UDO Steering Committee would continue to be involved in the process by monitoring the firm's work and providing guidance.

Adjourn

There being no further business, Kriz moved to adjourn at 7:16 p.m. Allen seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Shayla Reed, Planning Director

DATE: January 26, 2026

SUBJECT: Discussion to consider a text amendment to the Parking Ordinance, Sec. 909, Off-Street Automobile Parking Requirements

Recommendation:

Staff recommend consideration of the text amendment referenced below.

Discussion:

Section 909, of the city's Zoning Ordinance, establishes the requirements for off-street automobile parking and provides standards for the location and provision of parking areas in off-street locations. Off-street automobile parking is required in all zoning districts for any permitted or conditional use.

Recent discussions by the Planning Commission have identified a need to revise the existing parking regulations to incorporate provisions for golf cart parking. Additionally, city staff has identified the need for a comprehensive review of the off-street automobile parking requirements to ensure that current standards reflect evolving transportation modes, development practices, and parking demand.

Staff seeks policy guidance from the Planning Commission and City Council to inform the drafting of proposed ordinance language and ensure that revisions align with the City's long-term planning objectives and operational needs.

Golf Cart Parking

Planning Commission Direction:

The Planning Commission has requested revisions to the zoning code to allow limited parking substitutions for required minimum parking spaces. Specifically, the Commission discussed permitting, at the developer's discretion, the substitution of up to five (5) required standard vehicle parking spaces with up to five (5) golf cart parking spaces.

Staff Analysis:

Staff recommend that any approved golf cart parking spaces provided as a substitution be located immediately adjacent to the required accessible (handicap) parking spaces. These spaces should include appropriate signage and be

constructed to meet established dimensional standards for golf cart parking slabs to ensure safety, accessibility, and consistency in site design.

Bike Parking

City Council Direction:

The City Council has directed that, in addition to required golf cart parking, the zoning code be revised to include provisions for bicycle parking through the installation of bicycle racks. Council has requested that bicycle racks be located in proximity to designated golf cart parking areas to promote multimodal access and efficient site design.

Staff Analysis:

Staff will draft ordinance language to allow and encourage the installation of bicycle racks in conjunction with golf cart parking areas. The proposed revisions will address appropriate placement, minimum standards, and compatibility with existing parking layouts to ensure safety, accessibility, and functional integration within development sites.

Revisions to (909.3) Schedule of minimum off-street parking requirements

City Staff's Insight:

City staff has received multiple inquiries requesting consideration of reductions to minimum off-street parking requirements. Post-COVID-19 shifts toward hybrid and remote work models have significantly altered parking demand for many corporate, commercial, and institutional uses. As a result, several local business districts are experiencing reduced parking utilization, particularly at office and employment centers. In some cases, older office developments with higher vacancy rates now have substantially underutilized parking areas. Concurrently, the business sector is increasingly adopting flexible, technology-driven, and shared parking strategies that reduce the need for traditional parking ratios.

Staff Analysis:

Staff has observed that several business types—including medical facilities, financial institutions, hotels, and manufacturing uses—have incorporated hybrid or remote operational models. These shifts have reduced on-site staffing levels and customer visitation, thereby decreasing parking demand.

As for example, many medical facilities now offer telehealth services, centralized administrative operations, and other remote service options. These operational changes have resulted in fewer daily on-site users and, correspondingly, reduced parking needs. Under current regulations, the City requires one (1) parking space per 250 square feet of gross floor area for “medical” land uses. Based on observed trends, staff believes a reduced standard—such as one (1) parking space per 300 square feet of gross floor area—may better reflect contemporary parking demand

while also reducing excess impervious surface and promoting more efficient site design.

Staff further notes that other business sectors are increasingly offering service-specific remote or hybrid options. These trends warrant additional evaluation to determine whether tailored parking reductions or flexible standards are appropriate for specific use categories. The review of the entire parking minimums would be conducted with a recommendation to follow.

Disclaimer: Staff acknowledges that the long-term stability of virtual and hybrid operational models remains uncertain. Any proposed reductions to minimum parking requirements should therefore be carefully evaluated and may include monitoring, adjustment mechanisms, or alternative compliance options to ensure the city retains sufficient parking capacity to accommodate future changes in demand.

Full Review of Parking Requirements

City Staff's Insight:

As an effort to ensure full updates to current standards, staff will provide a review and recommendations to areas of parking space size and design, minimum off-street parking requirements, parking locations, and additional considerations.

Staff Analysis:

Additional research and details to follow.

Relative Ordinances

[Sec. 909. - Off-street automobile parking requirements.](#)

Budget Impact:

None

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Shayla Reed, Planning Director 01/22/2026

DATE: January 26, 2026

SUBJECT: Discussion to consider a text amendment to the Lighting Ordinance, Sec. 731.2 of the Land Development Ordinance

Recommendation:

Staff recommends consideration of the text amendment referenced below.

Discussion:

Division 5. - Standards for Lighting Design, Section 731.2, Light Fixtures, currently provides that “only incandescent, fluorescent, metal halide, mercury vapor, or color-corrected high-pressure sodium lighting may be used.”

Recent development proposals, including city-initiated projects, have identified light-emitting diode (LED) lighting as the preferred lighting type; however, the current ordinance does not permit its use. Accordingly, staff propose amending the code to allow LED lighting for commercial and industrial land development projects, at the discretion of the developer.

Regulatory Details

- Sec. 731. - Building and site lighting.
 - 731.2. Light fixtures.
 - All light fixtures should be a cutoff luminaire whose source is completely concealed with opaque housing and should not be visible from any street. This provision includes lights on mounted poles, as well as architectural display and decorative lighting visible from the corridor. Fixtures should be mounted in such a manner that the cone of light is not directed at any property line of the site. Only incandescent, fluorescent, metal halide, mercury vapor or color corrected high-pressure sodium light may be used. The same type of lighting must be utilized for all fixtures and light sources on the site.

Proposed Language

- Sec. 731. - Building and site lighting.

- 731.2. Light fixtures.
 - All light fixtures should be a cutoff luminaire whose source is completely concealed with opaque housing and should not be visible from any street. This provision includes lights on mounted poles, as well as architectural display and decorative lighting visible from the corridor. Fixtures should be mounted in such a manner that the cone of light is not directed at any property line of the site. Only **light-emitting diode (LED)**, incandescent, fluorescent, metal halide, mercury vapor or color corrected high-pressure sodium light may be used. The same type of lighting must be utilized for all fixtures and light sources on the site.

Relative Ordinances

[Sec. 731. - Building and site lighting.](#)

Budget Impact:

None

Attachments:

1. Sec._731.____Building_and_site_lighting.

Sec. 731. Building and site lighting.

All exterior lighting should be architecturally compatible with the building style, material, and color selections. Architectural and shoebox style cutoff fixtures shall be used in all parking areas as opposed to cobra type light fixtures and directional floodlights. Exterior lighting of the building and site should be designed so that light is not directed off the site, and the light source is shielded from direct offsite viewing. All outdoor light fixtures should be fully shielded or be designed or provided with light angle cut-offs, so as to eliminate uplighting, spill light, and glare.

Exterior architectural, display and decorative lighting visible from the designated corridors shall be generated from a concealed light source with low-level fixtures. Any lighting fixture used to illuminate parking areas, access drives or loading areas shall be of such design, so as to minimize the amount of ambient lighting perceptible from adjacent properties. In no case shall any lighting impair the vision of motorists on the corridor.

Entrances into developments from the designated corridors may be lighted for traffic safety reasons, provided such lighting does not exceed the applicable footcandle requirements specified below. Excessive illumination of signage, buildings, or site features should be avoided. Roof lighting and down-lighting washing the building walls are strongly discouraged.

731.1. Mounting height.

Fixture mounting height should be appropriate for the project and the setting. The overall height of all lighting within parking lots should not exceed 30 feet in height from finish grade to the top of the light fixture. Lower mounting heights are encouraged where sites are located adjacent to residential areas or other sensitive land uses. Use of low, bollard-type fixtures that are three to four feet in height, are encouraged as pedestrian area lighting.

731.2. Light fixtures.

All light fixtures should be a cutoff luminaire whose source is completely concealed with opaque housing and should not be visible from any street. This provision includes lights on mounted poles, as well as architectural display and decorative lighting visible from the corridor. Fixtures should be mounted in such a manner that the cone of light is not directed at any property line of the site. Only light-emitting diode (LED), incandescent, fluorescent, metal halide, mercury vapor or color corrected high-pressure sodium light may be used. The same type of lighting must be utilized for all fixtures and light sources on the site.

731.3. Illumination levels.

All site lighting should be designed so that the level of illumination measured in footcandles (fc) at any one point meets the standards below. The planning commission shall have the discretion to allow limited flexibility as to variations in the minimum and average levels, if the proposed levels are below the following standards. The planning commission shall not allow flexibility for proposed levels which exceed the maximum levels, unless such levels strictly conform to the recommended levels within the IESNA Lighting Handbook.

<i>At property lines including right-of-way</i>	<i>Minimum level</i>	<i>Average level</i>	<i>Maximum level</i>
At property line abutting a residential use	None	-	0.5 fc
At property line abutting a retail use	None	-	1.0 fc
At property line abutting an office use	None	-	1.5 fc
<i>Off-street parking lots</i>	<i>Minimum level</i>	<i>Average level</i>	<i>Maximum level</i>
Parking lots	0.5 fc	3.0 fc	6.0 fc

Walkways and streets	0.2 fc	1.0 fc	2.0 fc
Landscape and decorative	0.2 fc	.50 fc	3.0 fc
Pedestrian	0.2 fc	2.0 fc	5.0 fc

Lighting underneath canopies for service stations or similar uses shall be restricted to no more than two 320-watt recessed lighting fixtures (including lenses) mounted flush with the bottom of the canopy on each side of a gasoline pump or other design that meets the standards of this chapter. Lighting for canopies for service stations and other similar uses shall not exceed an average of 12 fc as measured at the ground level at the inside of the outside edge of the canopy. Lighting for ATM machines shall be recessed and mounted flush with the actual canopy above the ATM machine and shall comply with the latest requirements identified within the IESNA Lighting Handbook or established by federal regulations.

Decorative wall packs may be used only at service entrances to buildings and shall not be used to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of a building shall be shielded (full cut-off type bulb or light source not visible from off-site) to direct light downward and be of low wattage (100 watts or lower).

Illumination of all monument signage shall be by an externally located steady light source, which is shielded and directed solely at the sign. The intensity of the light shall not exceed 20 fc at any one point on the sign face. Colored lamps are not permitted.

(Ord. No. 884, 5-18-2006)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 01/21/2026
Shayla Reed, Planning Director 01/22/2026

DATE: January 26, 2026

SUBJECT: Consider a text amendment to Section 917 of the city's Code of Ordinances related to Short-Term Rentals

Recommendation:

Consider a text amendment for a potential change to the Short-Term Rental Ordinance.

Discussion:

The purpose for the text amendment is to prepare for the FIFA World Cup coming to the United States with multiple matches being hosted in Atlanta. There is an expected impact of an influx of visitors to Fayette County, especially with the new US Soccer Headquarters being located here.

This ordinance change would allow anyone to provide their property as a short-term rental during the above timeframe without having to receive a permit from the City or pay fees to the City. This would allow interested citizens to take advantage of the "Augusta Rule" that is codified in IRS Section 280A. This means that the income earned from renting a home for 14 days or less is not subject to income tax.

The proposed amendment, as drafted by the City Attorney, is attached for review.

Budget Impact:

These potential STR operators would not pay for nor operate with permits during this time period, but regular operators would still need a permit to operate regularly throughout the year.

Attachments:

1. Sec. 917. ___ Short_term_rental proposed text amendment

Sec. 917. Short term rental.

(917.1) Purpose.

- (a) The purpose of this section is to protect the public health, safety, and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term rental units; and to implement rationally based, reasonably tailored regulations to protect the integrity and character of neighborhoods in which short term rental use occurs.
- (b) This section is not intended to regulate hotels, motels, inns, or bed and breakfast establishments.

(917.2) *Zoning districts.* Short term rentals are permitted in all residential zoning districts and zoning districts where residential uses are permitted.

(917.3) Applicability.

- (a) It shall be unlawful for any owner of any property within the city to rent or operate a short term rental of residential property contrary to the procedures and regulations established in this section, other provisions of this Code, or any applicable state law.
- (b) The restrictions and obligations contained in this section shall apply to short term rentals at all times during which such residential properties are marketed and used as short term rentals.
- (c) The allowance of short term rentals pursuant to this section shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.
- (d) This section shall become effective on January 1, 2025; provided, however, that this section shall not be applicable or enforced for the period of June 1, 2026 through and including July 31, 2026.

(917.4) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bedroom shall mean an attached room which is intended, arranged, or designed to be occupied by one or more persons primarily for sleeping purposes.

City shall mean Peachtree City, Georgia.

Garbage shall mean and include all waste and accumulation of animal, fruit, or vegetable matter that attends or results from the preparation, use, handling, cooking, serving or storage of meats, fish, fowl, fruit, vegetable matter of any nature whatsoever, which is subject to decay, putrefaction, and the generation of noxious and offensive gases and odors, or which may serve as breeding or feeding materials for flies and or germ-carrying insects. Garbage, for the purposes of this section, shall also include recyclable materials and rubbish, as defined in chapter 42 of this Code.

Guest shall mean anyone who has a home address somewhere other than where he or she is spending the night and other than where he or she pays a fee for accommodations.

Innkeeper shall mean any person who is furnishing for value to the public any room(s), lodging, or accommodations.

Local contact person shall mean a person, firm or agency representing an owner or owners of a short term rental who has access and authority to assume operational management of the short term rental and take remedial measures.

Noise regulations shall mean those regulations contained in the chapter 42, article VI, noise control, of this Code.

Occupancy, transient shall mean occupancy or use by a paying guest or tenant for a period of not more than 30 consecutive days or by the offering or advertising of a residence as being available in whole or in part to be used for such occupancy. Such occupancy is characteristic of short term rentals or other establishments, by whatever name called.

Operator shall mean any person operating a short term rental (as defined in this section) in the city, including but not limited to the owner or proprietor of the premises, lessee, lender in possession, or any other person otherwise operating a short term rental.

Owner shall mean a person or entity that holds legal and or equitable title to private property.

Premises shall mean and include all physical buildings, appurtenances, parking lots, and all property owned and/or used by and for the short term rental.

Private shall mean intended for or restricted to the occupants and or guests of the short term rental; not for public use.

Rental term shall mean the period of time a person rents or leases a short term rental.

Short term rental shall mean any residential property, facility, or structure used for transient occupancy providing overnight lodging and accommodations for not more than 30 consecutive days.

Special event or private function shall mean an organized activity for profit or non-profit having as its purpose entertainment, recreation and or education, including but not limited to a festival, party, reception, celebration or assembly.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 01/21/2026
Shayla Reed, Planning Director 01/22/2026

DATE: January 26, 2026

SUBJECT: Concept Plat, Bradshaw Estates, 201 Sumner Road

Recommendation:

Staff has reviewed the concept plat and is of the opinion the plat meets the zoning ordinance and development standards. However, staff has some concerns regarding response times for public safety that will be increased with the proposed layout of the subdivision.

Discussion:

Highland Land Planning has submitted a conceptual plat for Bradshaw Estates containing a total of 59 single-family residential lots. The development will consist of two sections, north and south, that will be connected by a golf cart path across the creek that divides the property. Bradshaw Estates North will consist of 30 lots and be accessed from Sims Rd. in Kedron Hills. Bradshaw Estates South will consist of 29 lots and be accessed from Sumner Rd.

Zoning

The zoning for the property is **R-43, one-family residential district**, and has the following requirements:

- Front setback: 50 feet
- Side setback: 15 feet
- Rear setback: 30 feet
- Minimum lot area: 1 acre
- Minimum floor area per dwelling unit: 1,500 SF

Concept Plat Specifications

Section 501 of the Land Development Ordinance (LDO) establishes items that must be specified on all concept plats. The following items are included in those specifications:

- Approximate location of property lines
- Approximate location of existing and proposed easements
- Approximate topography

- Approximate location and width of streets
- Approximate location of existing lots
- Approximate location and size of parcels of land to be set aside for recreation or other public use
- Proposed location of multi-use paths
- Location of greenbelts and other areas to be landscaped

In addition to these items, the proposed plat demonstrates that a 2,000 SF house footprint will fit on each lot. A 2,000 SF house footprint exceeds the minimum required floor area for a dwelling unit in the R-43 zoning district.

Site Characteristics and Development Standards

Sections 702-708 of the LDO establish general standards for site design. Sections 709-715 of the LDO establish minimum subdivision standards.

Multi-use Paths:

Section 706 of the 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 via the multi-use path system." In addition to the proposed path across the creek, the developer has agreed to coordinate with the city engineering department to determine the best location for the path to continue southward on Sumner Rd. to tie into the existing multi-use path system.

Parks and Open Space, Buffers, Landscaping:

Section 712 of the LDO requires at least three (3) acres of open space per 100 dwelling units. The proposed subdivision has 59 residential lots which requires a minimum of 1.77 acres of open space. The developer has provided 2.22 acres.

Section 714 of the LDO discusses special screening. It states that special screening shall be required of all commercial and multi-family subdivisions or developments on sides that abut streets or single-family residential subdivisions. Since the proposed concept plat is for a single-family subdivision, no special screening is required where the development abuts other single-family developments.

Section 723 of the LDO lists buffer standards for major thoroughfares. Sumner Rd. is classified as a Village Collector and therefore requires a continuous 25-foot-wide city-owned greenbelt buffer adjacent to the road. A 25-foot greenbelt is proposed adjacent to Sumner Rd., therefore the concept plat meets this requirement.

In addition, Section 1130(j) 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.

Additional Comments

The Peachtree City Police Department has expressed concerns regarding the safety of residents due to the extended response times that will result from the absence of a roadway connection between the north and south portions of the proposed subdivision. Below is a comment provided by the Police Department:

- *The Police Department has concerns regarding the existing extended response times to the rear portion of Kedron Hills along Astoria Lane. The addition of roadway infrastructure and residential development in this area, as proposed in the northern section of the Bradshaw development, would further increase response times and expand the number of residents and locations potentially impacted by those delays. To help mitigate these concerns, the Police Department recommends the inclusion of a connecting roadway between the northern and southern parcels, with access to both Astoria Lane and Sumner Road.*
 - The Fire Department has raised similar concerns.

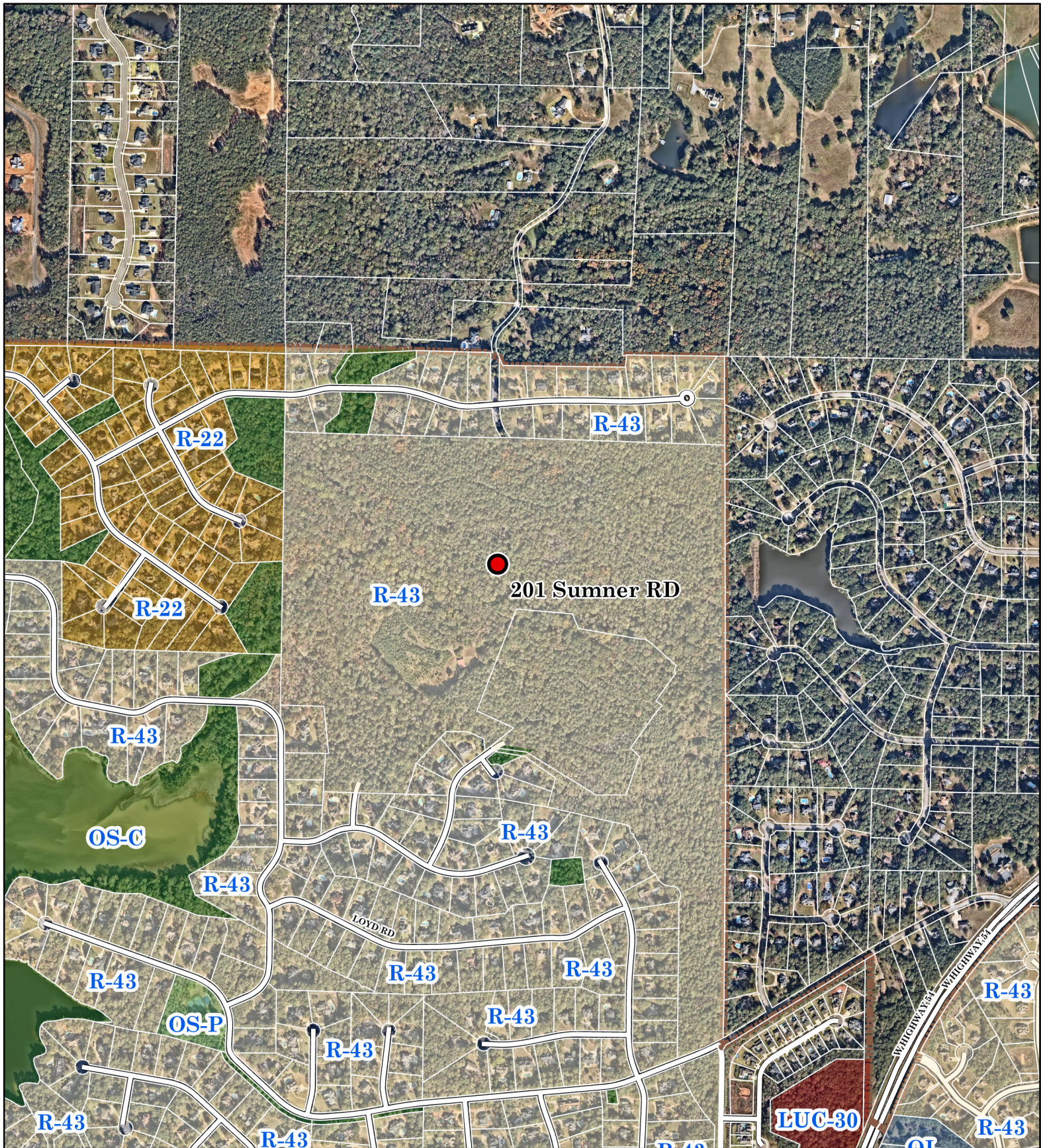
In addition, the city has received comments from adjacent parcel owners regarding the proposed development. These comments are included in the packet for your review.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. CONCEPT PLAT
3. Comments from Adjacent Parcels



Zoning Map: 2025

**201 Sumner RD
ZONED: R-43**

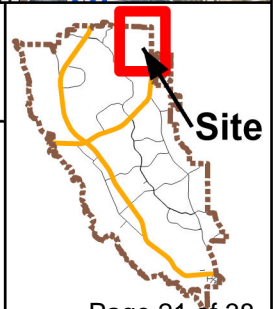
For information purposes only

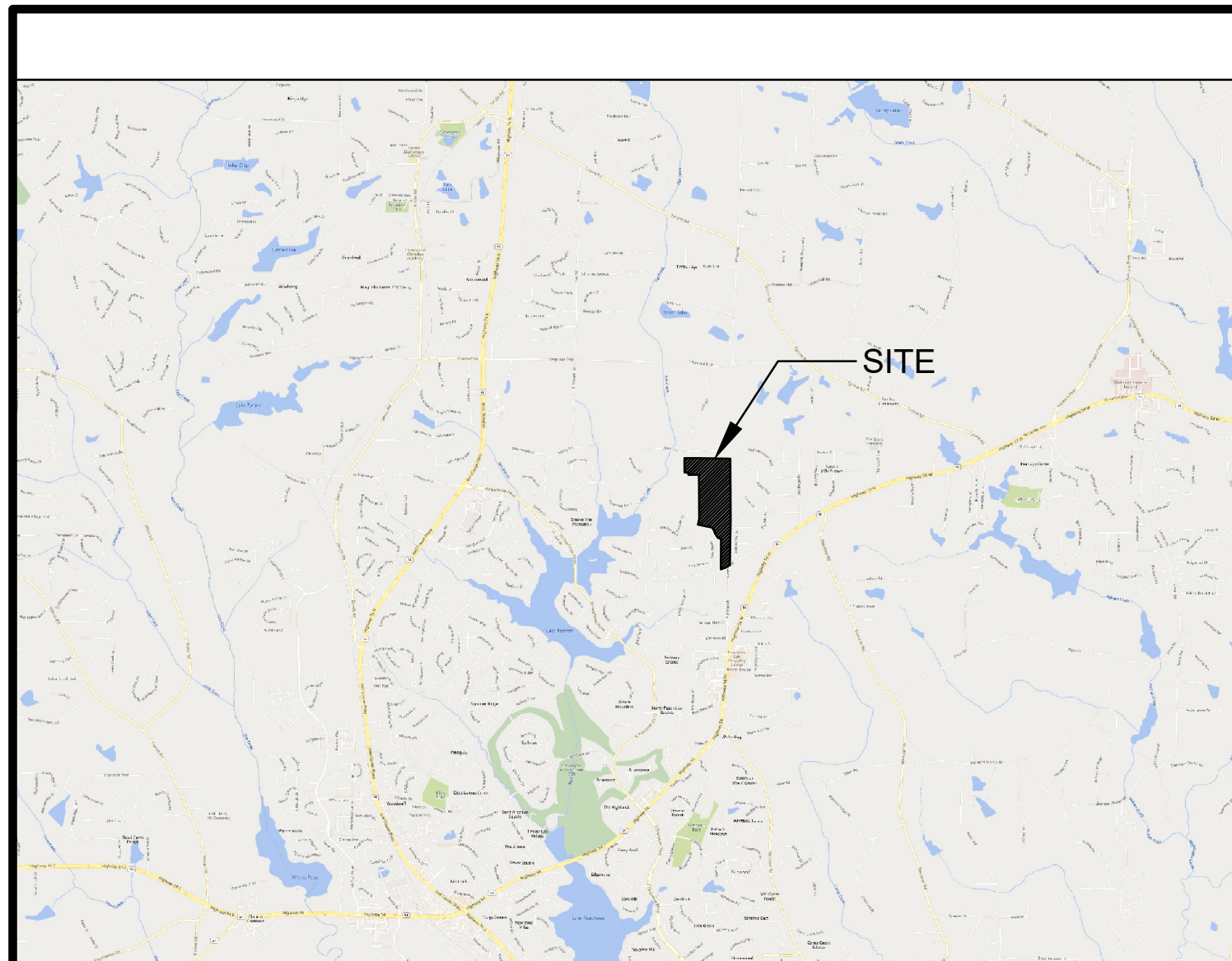


1 inch = 857 feet



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





SITE LOCATION MAP (N.T.S.)

Sheet List Table	
Sheet Number	Sheet Title
CP-01	OVERALL CONCEPT PLAN
CP-02	DETAILED LOT DIMENSIONS BRADSHAW ESTATES SOUTH
CP-03	DETAILED LOT DIMENSIONS BRADSHAW ESTATES NORTH

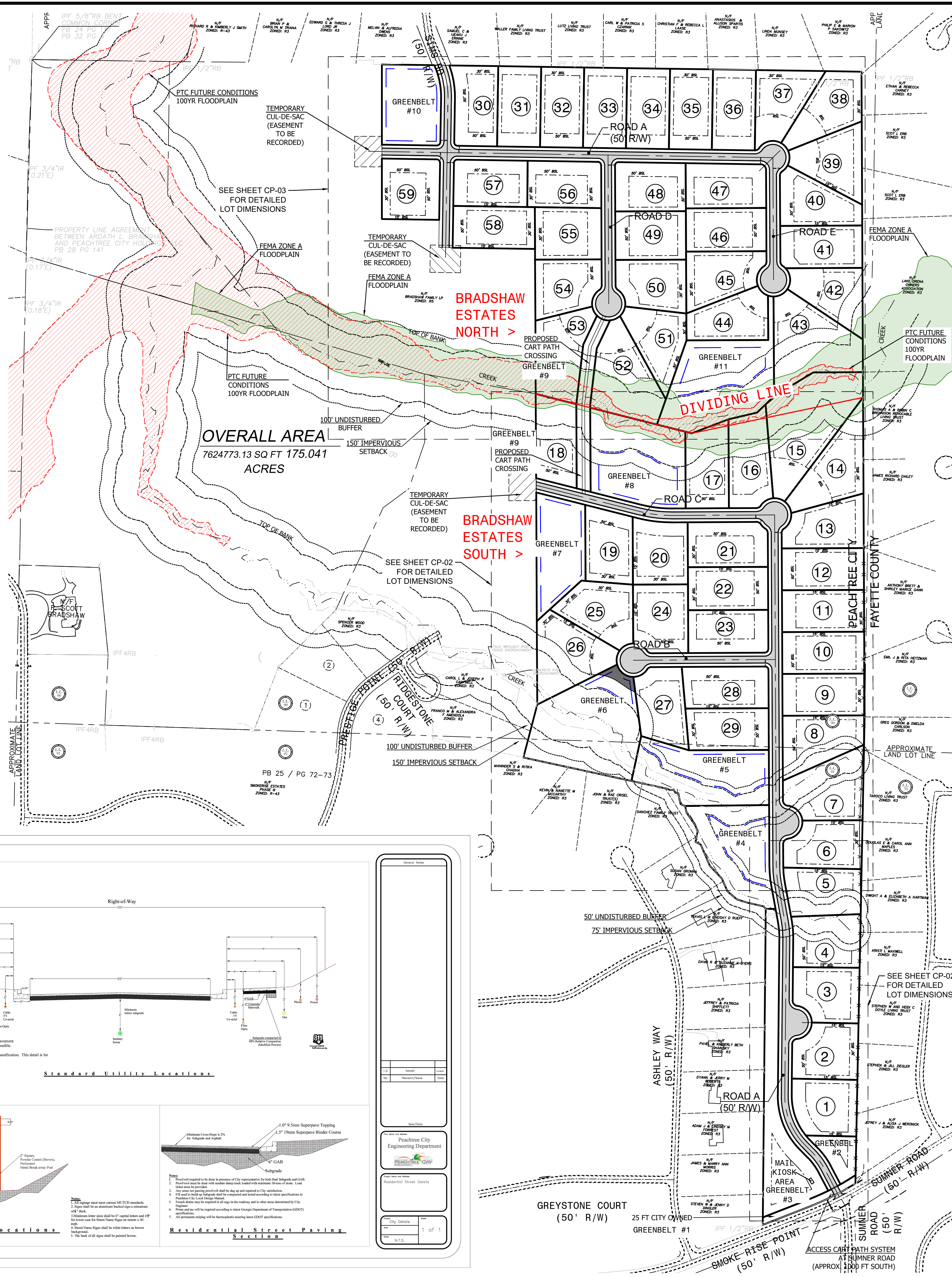
SITE PLAN LEGEND:

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

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

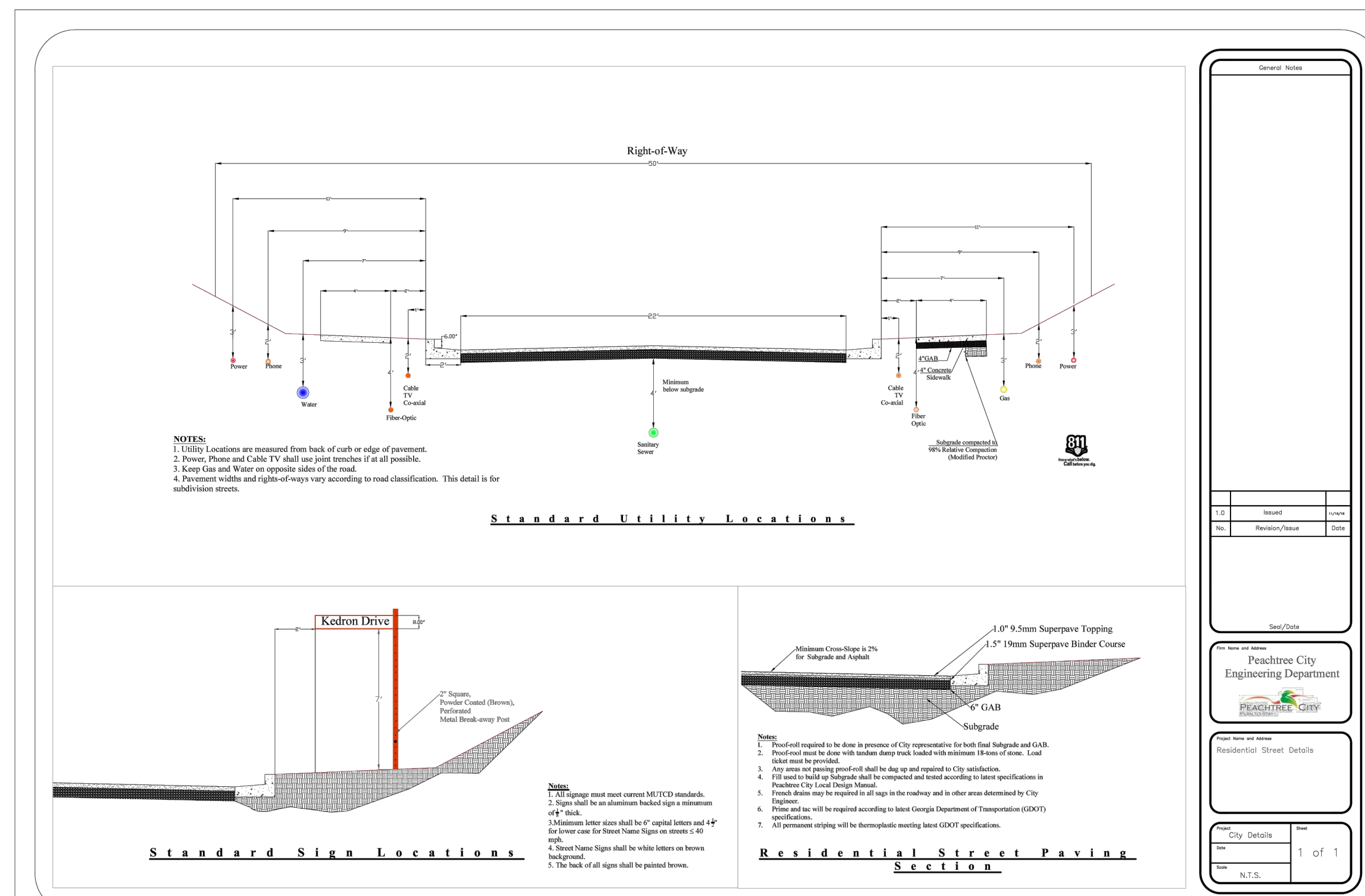
LOT NUMBER	Flood Plain Area (S.F.)	Flood Plain Area (Ac.)	Total Lot Area (S.F.)	Total Lot Area (Ac.)	Flood Plain Lot %
LOT 15	12,017.14	0.28	96,411.89	2.21	12.46
LOT 16	2,714.43	0.06	49,520.33	1.14	5.48
LOT 17	842.46	0.02	45,655.14	1.05	1.85
LOT 18	1,817.63	0.04	44,499.52	1.02	4.08

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.



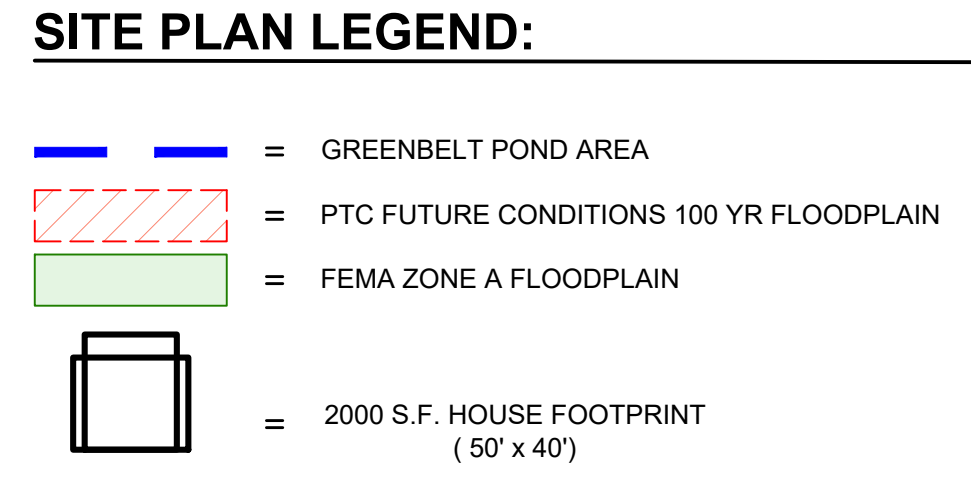
GENERAL NOTES:

- OWNER:** BRADSHAW FAMILY L.P., 251 SMOKERISE TRACE, PEACHTREE CITY, GEORGIA 30269
- DEVELOPER:** CHADWICK HOMES, INC., 150 GREENCASTLE ROAD, TYRONE, GEORGIA 30290. CONTACT: CHAD FLOYD, EMAIL: CHAD@CHADWICKHOMESINC.COM, PHONE: (770) 487-2432
- 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
- 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
- SITE DATA:** ADDRESS - 1 PRESTIGE POINT (A PORTION THEREOF), SITE AREA - 91.9 AC, TAX PARCELS: 0720 001, 0720 054
- PROPOSED DEVELOPMENT:** 59 RESIDENTIAL LOTS (1 ACRE MINIMUM), DETACHED BRADSHAW ESTATES NORTH = 30 RESIDENTIAL LOTS, BRADSHAW ESTATES SOUTH = 29 RESIDENTIAL LOTS
- 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
- PARKING:** REQUIRED: (2) SPACES PER DWELLING UNIT, PROVIDED: EACH INDIVIDUAL LOT WILL ACCOMMODATE PARKING ON PROPERTY, VIA DRIVEWAY AND GARAGES.
- 24 HOUR CONTACT:** CHAD FLOYD, (770) 437-2432
- 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 CONSECUTIVE PHASES.
- 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.)
- MAIL KIOSK:** MAIL KIOSK TO BE PROVIDED, MEETING PEACHTREE CITY REQUIREMENTS. (3) SPACES PROVIDED.
- ECOLOGICAL:** 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.
- 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 #13113C0083E AND #13113C0091E, 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.
- 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.
- UTILITIES:** WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY THE PEACHTREE CITY WATER AND SEWERAGE AUTHORITY.
- 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.
- CONCEPT PLAN:** CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL UNLESS A PRELIMINARY PLAN IS SUBMITTED TO CITY PLANNER.
- 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.
- 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 (AS COORDINATED WITH THE PEACHTREE CITY ENGINEERING DEPARTMENT) AND THE CART PATH SYSTEM AT THE NORTH ENTRANCE IS PROVIDED AS NORMAL BY SURFACE STREETS BETWEEN DIFFERING RESIDENTIAL SUBDIVISIONS.
- 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.
- FIRE SERVICE:** THE DESIGN WILL FOLLOW THE GUIDELINES OF THE INTERNATIONAL FIRE CODE (2021, OR CURRENT APPROVED EDITION) 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. NO SUBDIVISION IS ALLOWED TO HAVE OVER 30 LOTS WITHOUT TWO MEANS OF INGRESS AND EGRESS, AND AS SUCH, ANY ADDITIONAL LOTS WILL REQUIRE SECONDARY ENTRANCES FOR BOTH SIDES, POTENTIALLY INCLUDING A CREEK CROSSING OF FUTURE ROAD.



DATE: 01/27/25
 CHECK BY: JLV
 DRAWN BY: MDW
 SCALE: 1" = 200'
 OVERALL CONCEPT PLAN
 FOR
 BRADSHAW ESTATES
 LAND LOTS 90 AND 91 OF THE 7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA
 HIGHLAND LAND PLANNING
 201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269
 CONTACT: JASON L. WALLS, P.E.
 EMAIL: JWALLS@HIGHLANDLP.US
 PHONE: (770) 631-0499
 REG. NO. 47263
 PROFESSIONAL SEAL
 JASON L. WALLS, P.E.
 11/21/25
 DRAWING NO. CP-01

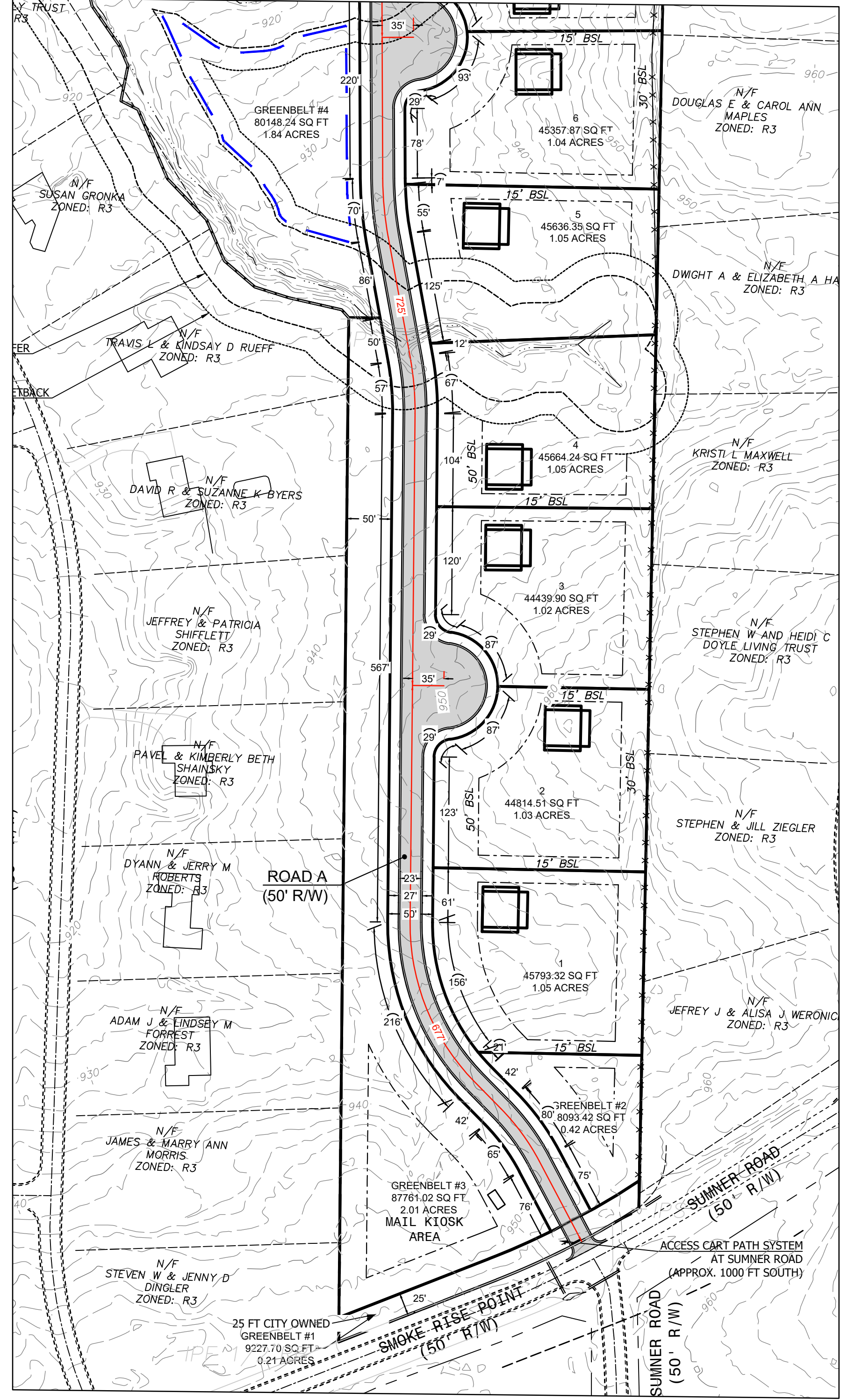
GREENBELT #	Area (S.F.)	Area (Ac.)	USE
1	9,209.29	0.21	25' CITY OWNED CART PATH ACCESS
2	52,403.31	1.20	MAIL KIOSK/OPEN AREA
3	44,635.92	1.02	OPEN SPACE
4	78,729.10	1.81	S.W.M.F
5	210,747.83	4.84	S.W.M.F
6	64,088.69	1.47	S.W.M.F
7	10,272.09	0.24	S.W.M.F
8	31,506.55	0.72	PROPOSED CART PATH
9	60,655.06	1.39	S.W.M.F
10	110,652.14	2.54	S.W.M.F



FLOOD PLAIN TABLE - BRADSHAW SOUTH

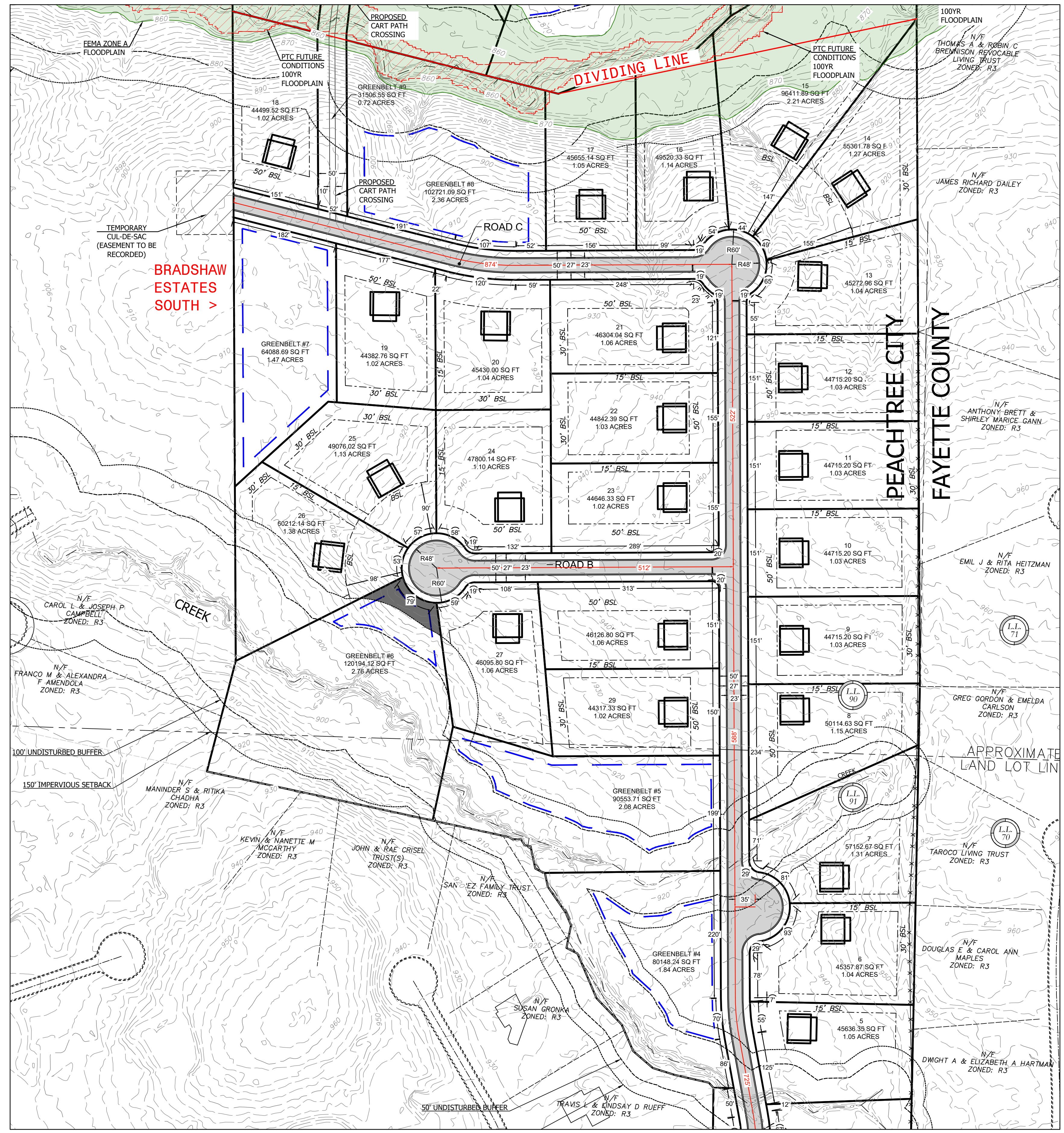
LOT NUMBER	Flood Plain Area (S.F.)	Flood Plain Area (Ac.)	Total Lot Area (S.F.)	Total Lot Area (Ac.)	Flood Plain Lot %
LOT 15	12,017.14	0.28	96,411.89	2.21	12.46
LOT 16	2,714.43	0.06	49,520.33	1.14	5.48
LOT 17	842.46	0.02	45,655.14	1.05	1.85
LOT 18	1,817.63	0.04	44,499.52	1.02	4.08

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



DETAILED DIMENSIONS OF BRADSHAW ESTATES SOUTH LOTS 1-6
SCALE: 1"=100'

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.



DETAILED DIMENSIONS OF BRADSHAW ESTATES SOUTH LOTS 6-29
SCALE: 1"=100'

GRID (GA WEST ZONE) NAD83

DATE: 01/27/25
 DRAWN BY: MDW
 CHECK BY: JLV

11/21/25
 10/25/25
 10/25/25
 10/25/25

1. ISSUED FOR REVIEW
 2. ISSUED FOR REVIEW

Rev. Description Date

100' 0' 100'
 100' 50' 0' 100'

SCALE: 1" = 100'

DETAILED LOT DIMENSIONS
 BRADSHAW ESTATES SOUTH

CONCEPT PLAN FOR
 BRADSHAW ESTATES

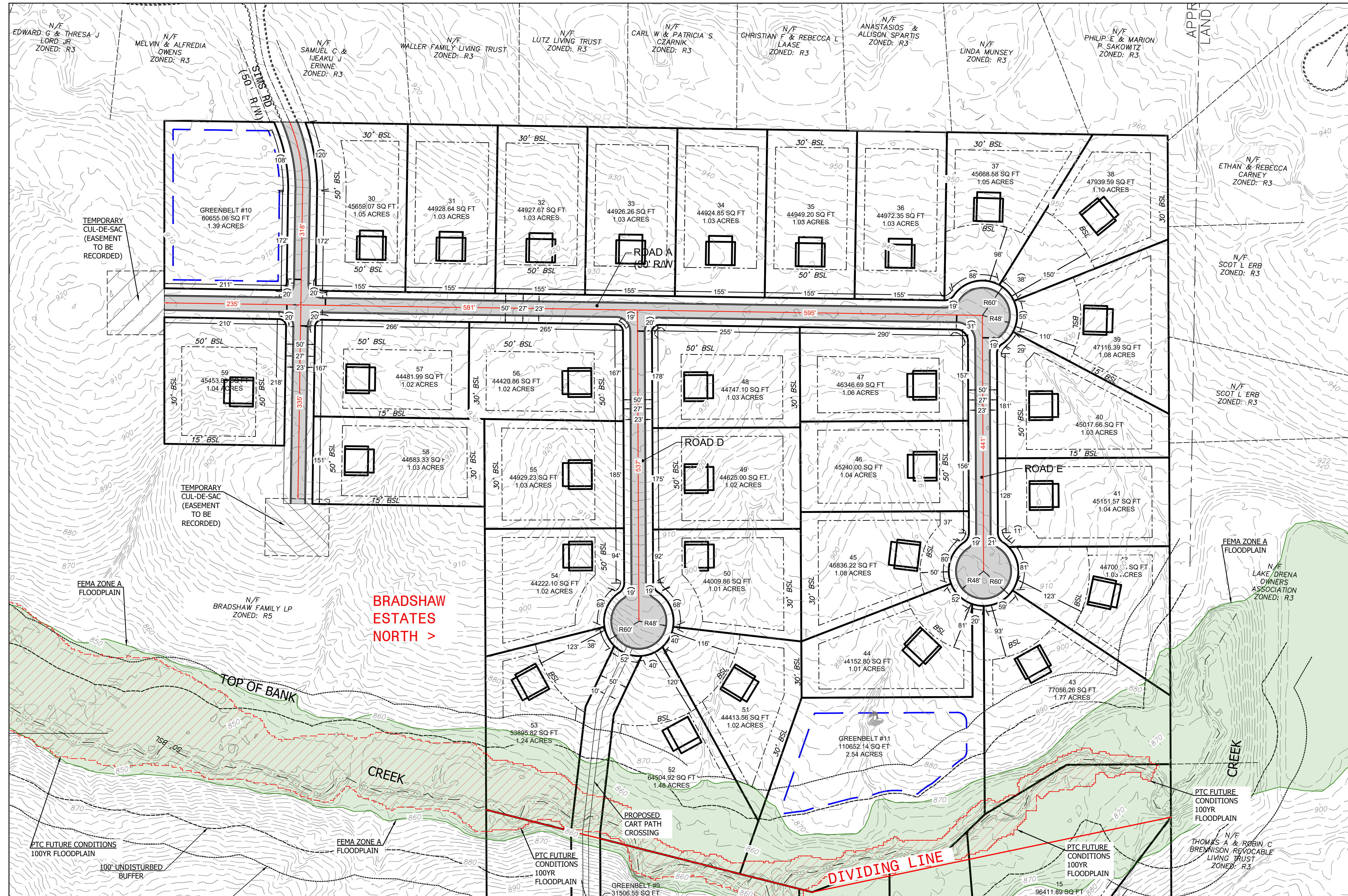
LAND LOTS 90 AND 91 OF THE 7TH DISTRICT, CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REGISTERED PROFESSIONAL
 No. 47263
 PEACH K. ALVAREZ
 11/21/25

HIGHLAND LAND PLANNING
 201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30029
 CO. NO. 16026681 | TEL. 770.962.0208

DRAWING NO. CP-02





DETAILED DIMENSIONS OF BRADSHAW ESTATES NORTH LOTS 30-59

SCALE: 1"=100'

GREENBELT AREAS

GREENBELT #	Area (S.F.)	Area (Ac.)	USE
1	9,209.29	0.21	25' CITY OWNED CART PATH ACCESS
2	52,403.31	1.20	MAIL KIOSK/OPEN AREA
3	44,635.92	1.02	OPEN SPACE
4	78,729.10	1.81	S.W.M.F
5	210,747.83	4.84	S.W.M.F
6	64,088.69	1.47	S.W.M.F
7	10,272.09	0.24	S.W.M.F
8	31,506.55	0.72	PROPOSED CART PATH
9	60,655.06	1.39	S.W.M.F
10	110,652.14	2.54	S.W.M.F

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

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

SITE PLAN LEGEND:

- = GREENBELT POND AREA
- = PTC FUTURE CONDITIONS 100 YR FLOODPLAIN
- = FEMA ZONE A FLOODPLAIN
- = 2000 S.F. HOUSE FOOTPRINT (50' x 40')

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.

Objections to proposed development at 201 Sumner Rd (Bradshaw Estates)

From Travis Rueff <t.l.rueff@mac.com>
Date Mon 12/8/2025 11:35 AM
To PlanningCommission <PlanningCommission@peachtree-city.org>
Cc City Council and City Manager <citycouncil@peachtree-city.org>

1 attachment (16 KB)
Bradshaw Estates objection memo.docx

[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.

Subject: Request for Buffer, Tree-Save Protection, and Road Re-Alignment — Proposed Development Adjacent to Ashley Way (Parcel 0720 001)
To: Peachtree City Planning Commission
Cc: Planning & Development Department Staff

Dear Commissioners,

I am a resident of Peachtree City residing at **515 Ashley Way**, directly adjacent to the proposed subdivision on **Parcel 0720 001**. I am writing to express significant concerns regarding the current concept plan, specifically the layout of **Proposed Lots 1-5** and the **new internal road** located immediately behind the existing homes on Ashley Way.

It is my understanding that the plan will be reviewed at the bi-weekly planning commission meeting on 12/08/2025. Please disseminate these concerns to all commission members prior to the meeting.

After reviewing the plan, I respectfully request the Planning Commission require revisions to ensure compliance with Peachtree City's land-development standards and to protect the character of the existing neighborhood.

1. Tree-Save Area Protection

The concept plan shows extensive clearing along the shared property line behind Ashley Way, including the removal of mature tree stands that currently function as:

- visual screening
- noise mitigation
- erosion control
- habitat and greenbelt continuity

I request that the City require the developer to preserve the existing trees along this boundary and designate this area as a **tree-save zone** consistent with sec. 702 Land Development Ordinance.

2. Landscape Buffer Between Existing and New Homes

There appears to be **no buffer** shown between the existing Ashley Way properties and the proposed road adjacent to proposed lots 1-5. While R-43 to R-43 adjacency does not automatically trigger a transition yard, the City has the authority to require:

- a **landscape buffer**,
- an **undisturbed vegetative strip**,
- a **fence or berm**, and/or
- **tree-save enhancement**

when necessary to minimize impacts on existing residents. The abrupt back-to-back layout and proximity of the new road justify such protection.

3. Road Alignment and Proximity Concerns

The proposed internal subdivision road appears to be located **directly behind the rear property lines** of Ashley Way homes. This raises concerns regarding:

- privacy
- noise intrusion
- headlight spillover
- stormwater runoff and grading impacts
- tree loss due to cuts/fills for the roadway

I request that the City require the road to be **shifted inward** toward the new subdivision to create room for a buffer and preserve as many existing trees as possible.

4. Minimizing Grading and Clearing

Consistent with the intent of Peachtree City's Land Development Ordinance, I ask that the Planning Commission require the developer to:

- minimize clearing to only what is necessary for construction,
- maintain a naturalized rear boundary,
- incorporate tree-save protection fencing, and
- preserve the existing landscape character of this area.

Request

Given these factors, I respectfully ask the Planning Commission to require the applicant to amend the plan to include:

- a meaningful **buffer** across the rear of the lots on Ashley Way,
- a **tree-save area** protecting existing vegetation, and
- **road re-alignment** away from Ashley Way property lines.

I appreciate your consideration of these concerns and your efforts to protect the natural character and established neighborhoods of Peachtree City. Please let me know if I can provide any additional information or attend a meeting to discuss these issues further.

Sincerely,
Travis and Lindsey Rueff
515 Ashley Way
Peachtree City, GA

Follow-Up Comments: Objections to proposed development at 201 Sumner Rd (Bradshaw Estates)

From Travis Rueff <t.l.rueff@mac.com>
Date Tue 12/9/2025 2:24 PM
To PlanningCommission <PlanningCommission@peachtree-city.org>
Cc City Council and City Manager <citycouncil@peachtree-city.org>

1 attachment (15 KB)
Follow up memo - PTC.PC.docx

[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.

Subject: Follow-Up Comment: Section 903 – Reverse-Frontage Lots Created by Proposed Road Behind Ashley Way
To: Peachtree City Planning Commission
Cc: Planning & Development Staff

Dear Commissioners,

Following my earlier memo regarding the Bradshaw Estates Concept Plan, I would like to submit one important additional comment that I discovered after further reviewing the Peachtree City Land Development Ordinance.

Section 903 of the LDO (Subdivision Design Standards)

Section 903 states that subdivision design **shall avoid** “*multiple and reverse-frontage lots.*”

A **reverse-frontage lot** is created when the **rear yard of an existing home is placed adjacent to a new street**, effectively making the rear yard function as an unintended street frontage.

Application to the Current Proposal

Under the current concept layout, the newly proposed internal street is placed **directly along the rear property lines** of the existing homes on Ashley Way, including my home at 515 Ashley Way.

This configuration would create **reverse-frontage lots** for the Ashley Way homeowners, which is exactly the condition Section 903 is intended to prevent.

Request

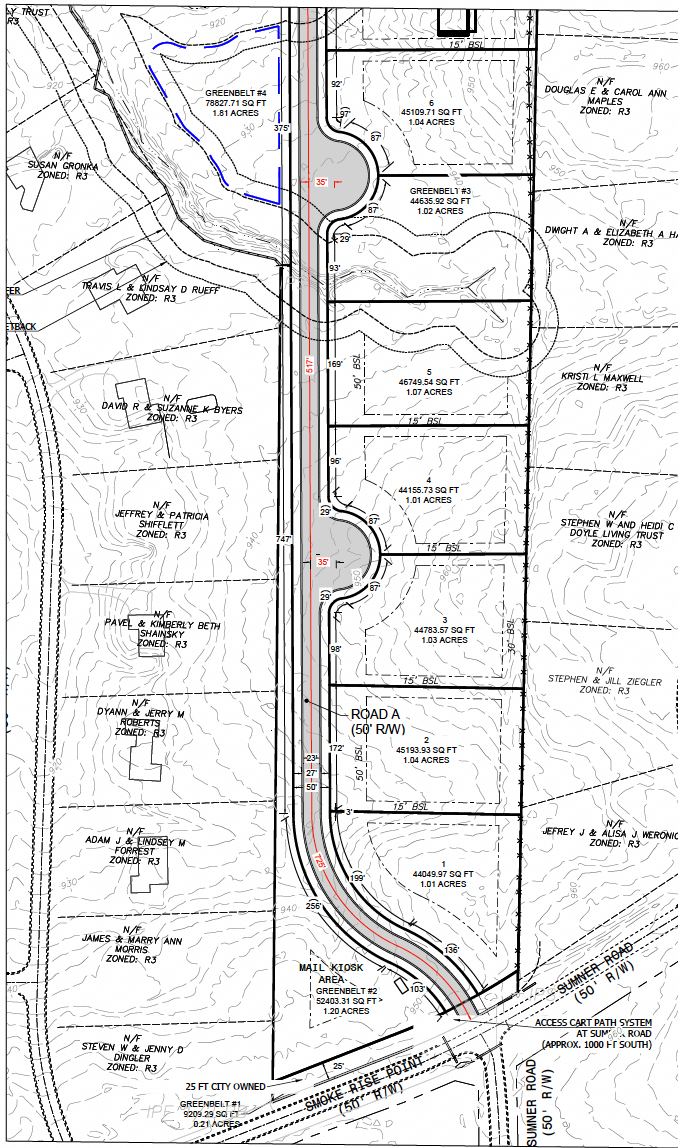
In light of Section 903, I respectfully request that the Planning Commission:

- require the applicant to **revise the Concept Plan** to eliminate this reverse-frontage condition, **and**
- establish a **meaningful buffer and tree-save area** between any revised new street and the existing Ashley Way properties to mitigate the conflict with Section 903’s design principles.

Thank you again for considering the concerns of affected residents. Please include this follow-up comment in the record for Monday’s Concept Plan review.

Sincerely,
Travis and Lindsey Rueff
515 Ashley Way
Peachtree City, GA

Attachments:



DETAILED DIMENSIONS OF BRADSHAW ESTATES SOUTH LOTS 1-6
 SCALE: 1"=100'

Bradshaw Estates

From Donald Myers <dmyers80@hotmail.com>
Date Tue 12/16/2025 11:42 AM
To PlanningCommission <PlanningCommission@peachtree-city.org>

[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.

Hello, Planning Commission,

My name is Don Myers. I'm the guy that showed up at last night's (15 December) meeting, after noting your meeting announcement showed a "Public Comment" section.

I wanted to have a chance to voice my concerns over the proposed Bradshaw Estate plan. The 15 December meeting announcement, regarding Bradshaw Estates, was updated as "Postponed," but I wasn't sure I would be in town when it will be discussed (in January?). Unfortunately, I was told the "Public Comment" had been incorrectly added to the meeting outline, so I didn't have my chance to address you.

Therefore, I want to use this email to express those concerns.

For context, my home is on Loring Lane, in the Kedron Hills subdivision.

The north portion of this Bradshaw development, as recently announced, is to allow vehicles from 30 homes to enter and exit from Astoria Lane. Astoria Lane feeds into Loring Lane and this thoroughfare is the only way to enter and exit the Kedron Hills and Kedron Estates subdivisions—a total of over 200 homes using this sole access to our subdivision. The winding, undulating distance through our subdivisions would be 1.4 miles for these Bradshaw homes—and our subdivision would simply be "a means to an end" for these folks.

Allowing 30 more, one-acre homes, with an approximate average of 3 cars each, would mean *an additional 180 entry/exit events each day*—using Astoria Lane & Loring Lane as merely an access to Peachtree Parkway. And this doesn't include the massive construction traffic on our recently repaved roads nor the follow-on commercial traffic to support this new subdivision.

The City Council recognized the strain and safety concerns on Loring Lane and sealed the Crabapple Lane access for vehicles. The load of Bradshaw vehicles would be worse and along a much longer distance.

The simple question is: If the City Council noted how important it was to limit traffic in our only thoroughfare, why would this new subdivision plan be considered? With additional engineering and construction, *all* of Bradshaw—both these proposed "north" 30 homes as well as the proposed "south" 29 homes—could exit onto Sumner Road. And Sumner Road has almost no homes directly on it's sides and is directly in line with the Publix shopping center and Highway 54.

Thank you for protecting us, our neighborhood kids, and our subdivision.

Donald N. Myers

Comments Regarding - Concept Platt, Bradshaw Estates, 201 Sumner Road

From Doug 310 <flyboy310@live.com>
Date Fri 1/16/2026 2:36 PM
To Planning <Commission@Peachtree-City.org>; PlanningCommission <PlanningCommission@peachtree-city.org>
Cc Lora Hooks <lhooks@peachtree-city.org>

1 attachment (507 KB)

Doug's Comments for City ordinances and development requirements with the exception of Sec.docx;

Some people who received this message don't often get email from flyboy310@live.com. [Learn why this is important](#)

[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.

PTC Planning Commission Chairperson,

I have enclosed my comments regarding this Concept Platt with concerns and requested additional information needed to be added to the requirements for this Platt.

I live on the east side of this concept Platt in Sedgewicke Drive Subdivision. My property is located at 150 Sedgewicke Drive and abuts to the east side of the new concept Platt.

Two of the major issues I would like the PTC Planning Commission to be aware of that applies to my property and some of the others along the eastern Platt.

The first is my rear property is at least 6 feet higher than the Concept Platt. The top western edge of my property abutting this eastern boundary has over 5 large trees. Once the Concept Platt is cleared of trees, there will be a large exposure to these trees to wind and erosion that is not currently the case. My concern is this is likely to bring a higher degree of them being toppled over into the new home construction zone or new homes.

The second item is the golfcart activity currently is at a dangerous level on Sumner Road from school kids in the morning and afternoon from SmokeRise, the new current homes on the other side of Sumner, Sedgewicke Drive development and this new Concept Platt. With the extensive school kids traffic now and then adding the potential of 29+ homes will have a grave condition of someone being harmed by the current golfcarts and cars using Sumner Road at the same time. The reason it is indicated as 29+ homes is because it is yet to be determined whether there will be bridge over the creek on the north side of the 29 homes into the Kendon Subdivision phase of this Concept Platt.

Thank you for your attention to the items mentioned in this email and my attached document.

Doug Maples
150 Sedgewicke Drive
Peachtree City, GA 30269

City of Peachtree City Planning Commission
Planning Commission Chairman

Concept Platt, Bradshaw Estates, 201 Sumner Road
Application Review

Prepared by
Doug Maples
150 Sedgewicke Drive
Peachtree City, GA 30269

January 02, 2026

The following comment reflects the impacts to the address located above and possibly others along this concept Platt. The comments reflect elements from the Peachtree City Land Development Ordinance which provides information that needs for consideration when approving the final Platt.

City ordinances and development requirements with the exception of Sec. 1108(e) of the Land Development Ordinance regarding parking lot perimeter planting.

“Based on the amount of impervious surface area” (**acreage?**), “including structures, drives, parking areas, and sidewalks”, the landscape ordinance requires a minimum “caliper inches of canopy trees and how many for each lost within the Platt’ **and** “caliper inches of understory trees” The concept Platt proposal is for 141 canopy inches and 94 understory inches, **(Doug Maples Comment)** **which means there is only less than 5 caliper inches per each of the lots.** No alternative compliance method is required since the total requirement will be planted on site. **(Doug Maples Comments will referenced further as (DM comments)** **In addition, is there a standard for landscape buffer for the homes on the east side or rear of the development to help shield the existing homes from noise, and screening?**

As part of the PTC ordinance requirements, **(DM comments)** (Has the “planting areas” **(DM comments)** been identified for this development along with locations, “wherever practical”. **(DM comments)** The proposal includes planting areas for the exterior perimeter?, “to satisfy this requirement”. **(DM comments)** The community lot does not stipulate the planting for screening most of the community parking lot from the neighboring properties and prevent headlights from shining onto those properties.

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". **(DM comments)** With the current state of multi-use paths to facilitate pedestrian and golf cart access to the established homes in SMOKERISE Subdivision and SEDGEWICKE Subdivision developments must use the Sumner Road to gain access to commercial development to the south. With this new home development, no consideration is made in this Platt or by the City staff report to meet Section 706 LDO for paths along Sumner Road toward Hwy 54 commercial development. General Notes #20 makes some level indicating the cart path will be extended 1000 feet to connect to the cart path southward. There is no map or illustration to this extension, which does not assure compliance with Section 706 LDO.

The proposed plat provides an area of 1.14 acres near the entrance to the subdivision and an additional **open space for recreation purposes, 1.06 acres adjacent to lot #6 in the southern portion** for a total of 2.2 acres.

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." **(DM comments)** The southern lots currently have a tremendous number of trees greater than fifteen inches in diameter. With the removal of numerous trees in this concept proposal the residential lots are only required to replace these numerous trees, with only five caliper inches of trees for each

lot. This will be a significant loss to the community and established homes on both sides of the NEW southern development. I do not intend to suggest the same amount of total caliper inches be replanted. However, additional consideration should be given to increase the total caliper of inches per lot.

STORMWATER MANAGEMENT (DM comments) The current condition of runoff from both sides of this Platt has maintained no impact on the runoff. However, the new impervious surfaces created by this development have the potential to have a negative impact. It is stated in the Platt General Notes the “project site are currently under investigation.” This indicates the need for protection impact by this Platt has NOT been established. So how can the concept Platt approval be provided without a defined protection plan being established?

(DM comments) The general notes #19 state that no retaining wall over 4 feet is allowed in the building setbacks. It is important to mention the elevation difference from this development behind my home located at 150 Sedgewicke Drive is over 6 feet. Therefore, how will my lot be protected by lots 6, 7, and 8 from erosion. In addition, it is important to mention there are over 5 trees on top of this 6-foot elevated height difference will be exposed to falling due to erosion and wind exposure after the new concept Platt has been cleared for the new Platted lots and exposing my property with financial exposure as well as harm to the new residential homes and people. This is not appropriate. There are other properties along the east side of this new concept Platt that have the same or higher elevated conditions.

FIRE SERVICES: (DM comments) The current fire truck and apparatuses do not have adequate turnaround space making the southern section a dead end. This does not meet the UFC 2021.

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 A300).
 - (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 MOWED 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 OF 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 AND THE ISSUANCE OF 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 MUCH 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. TREE PLANTING SHALL BE REQUIRED SHOULD ANY OF THESE TREES DIE, BE REMOVED, 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.

709. Suitability of land.

Land that is subject to flooding, improper drainage or erosion or that is for topographical or other reasons unsuitable for development use shall not be Platted for any use that will continue or increase the danger to health or safety, unless the hazards are first corrected. (Ord. No. 884, 5-18-2006)

(DM comments) Lots 6, 7, and 8 will be exposed to erosion due to the water flow based on the terrain evaluation change from current yards of 120, 130, 140, and 150 Sedgewicke Drive. In addition, it is important to mention there are over 5 trees on top of my property at 150

Sedgewicke Drive with a 6-foot elevated height difference which will expose these trees to falling due to erosion and wind exposure after the concept Platt has been cleared for the new Platted lots and exposing my property with financial exposure as well as harm to the new residential homes and people. This Ordinance section has currently not been complied with by the Concept Platt.

In addition, the concept Platt does not indicate an erosion plan for the wetlands, flood prone areas, flood plain, and the creek on the north side of the 29 parcel Platt. Will this be addressed?

Sec. 712. - Parks, playgrounds and recreation areas.

(b) Minimum size of park and playground

In no case shall an area of less than two acres be reserved for recreation purposes. (DM comments) This section of the PTC LDO does not distinguish between cumulative or total acreages for a subdivision. Based on the lack thereof, it would appear that each area must be 2 acres or more.

Sec. 714. - Special screening.

“Special screening shall be required of all commercial and multifamily subdivisions or developments on the sides that abut streets or single-family residential subdivisions, and the applicable setback areas of multiple frontage lots in single-family residential subdivisions. The intent of this special screening requirement is to hinder the view of the screened structure from the abutting single-family residential subdivision and/or to provide an area between street and commercial area. The area between street and commercial area shall be at least ten feet wide and shall run from property line to property line except for the ingress and egress areas and shall be included on the landscape plan.”

(Ord. No. 884, 5-18-2006) (DM comments) It is not clear how and where special screening from this concept Platt with the “single-family residential subdivision on the east side of this Platt. How will this concept Platt comply with this ordinance?

Sec. 1014. - Enforcement.

(a) *Enforcement.*

(1) The community development director is designated to enforce the grading, vegetation, erosion control, sedimentation, flood control, and drainage provisions of this article for all development and construction projects with the following duties and responsibilities:

c. Notify adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse, ..." **(DM comments) The concept Platt does not indicate an erosion plan for the wetlands, flood prone areas, flood plain, and the creek on the north side of the 29 parcel Platt. Will this be addressed?**

ARTICLE XI. - VEGETATION PROTECTION AND LANDSCAPE REQUIREMENTS [7]

DIVISION 1. - GENERAL

Sec. 1101. - Purpose.

The city council, therefore, declares it to be public policy to:

(h) Protect the atmosphere, lands, and water from pollution, impairment or unnecessary destruction.

(j) Protect vegetation within the intermediate regional floodplain and for a minimum ten feet from the banks of those streams not having defined intermediate regional floodplain elevation contours, so as to assist in the retention of stormwater runoff and the control of erosion, including particularly the protection of stream banks.

(DM comments) The concept Platt does not indicate a erosion plan for the wetlands, flood prone areas, flood plain, and the creek on the north side of the 29 parcel Platt. Will this be addressed?

Sec. 1102. - Definitions

(b) **Buffer.** An area consisting of landscaping, walls, fences or berms designed to visibly separate one use from another through screening and distance to shield or block noise, light, glare, or visual or other conditions or to reduce air pollution, dust, dirt, or litter. **(DM comments) The concept Platt does not provide a clear indication on the locations of any buffers indicated in this definition for the east side of the concept Platt that abuts the Sedgewicke Drive development. This needs to be clear on the method/type of buffer as defined.**

(c) **Caliper.** A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of six inches above the ground for trees up to and including four-inch caliper and 12 inches above the ground for trees larger than four inches caliper.

(o) **Impervious surface.** A surface which does not percolate water, or any man-made structure or device which is designed to hold water. These include all buildings and asphalt or concrete parking areas, driveways, roads, service courts, sidewalks, stormwater detention ponds or similar structures, and any areas of concrete or asphalt and/or water bodies. **(DM comments) The concept Platt impervious surface provided by the road infrastructure does not provide clear information on how the drainage will address the stormwater pollutants and contaminants discharging into the stormwater system which will flow into the floodplain and creek. Please require clarification on the concept Platt.**

(cc) **Replacement trees.** Trees that are planted pursuant to this ordinance to replace trees that are removed for any reason.

(ff) **Screening.** A method of shielding or obscuring one abutting structure or use from another by opaque fencing, walls, berms, densely planted vegetation or a combination of these materials. **(DM comments) The concept Platt does not provide a clear indication on the locations of screening indicated in this definition for the east side of the concept Platt that abuts the Sedgewicke Drive development. This needs to be clear on the method/type of buffer as defined.**

Sec. 1105. - Action on application

(f) Conditions detailed in subsections (a) through (e) are not met, but the property owner contends that the tree imposes an economic burden disproportionate to the benefits gained by the tree, and contributes \$20.00 per caliper inch dbh into the city's tree fund. **(DM comments) The concept Platt must not be allowed to reduce tree planting as an economic burden. The effect of allowing the reduction will have a grave impact on wind, property runoff, and erosion conditions due to the lack of trees that will be impacted because of the lack of trees.**

Sec. 505. - Conceptual site plan submittal requirements.

This plan shall contain sufficient information for a conceptual review of the proposed development and need not be a complete site plan. All material shall be folded to fit into an 8½" × 14" legal size envelope labeled with the project name.

1. The plans shall be clearly and accurately drawn by a design professional licensed to practice in the state, and shall include:

(g) The location of steep slopes, significant stands of trees, creeks, watercourses, stormwater detention and drainage ways, floodplains, wetlands, and any environmentally sensitive areas. **(DM comments) The concept Platt does not provide a clear indication on the locations of steep slope, significant stands of trees on each lot. The concept Platt does not indicate the tree and vegetation that will be protected along the drainage ways, floodplains, wetland and environmental sensitive areas.**

3. One (1) copy of a tree survey,.... **(DM comments) The concept Platt does not provide any tree survey count and trees required to be saved. This must be done to preserve to protect as many trees as possible for the reasons mentioned throughout the comments.**

Sec. 506. - Final site plan submittal requirements

Site layout plan.

(c) Locations of all on-site support facilities like fencing, retaining walls, signage, lighting, mechanical and electrical equipment, and out-of-store marketing devices. **(DM comments) The concept Platt does not have any indication verbally on the concept plat how this site layout will comply.**

Erosion and sedimentation control plan.

(b) Erosion control system design, including all facilities necessary to keep material from leaving the construction site, whether it is carried by stormwater, wind, construction vehicles, or other similar means. **(DM comments) The concept Platt does not provide how the erosion and sedimentation control will be addressed during construction and after completion of the concept Platt. The stormwater, wind, and construction equipment must provide protection to ensure the onsite and OFFSITE will be protected from these construction activities. Please require clarification on the concept Platt for these issues.**