



Planning Commission

Revised Meeting Agenda

SCAN FOR AGENDA
PACKET



May 11, 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 April 27, 2026
7. **Old Agenda Items**
 1. ~~Text Amendment to the Sign Ordinance, specifically Chapter 66, to allow halo-lit wall signs~~ **Postponed**
8. **New Agenda Items**
 1. Building Elevation Modifications, Braelinn Village Shopping Center, Crosstown Drive
 2. Building Elevation Modifications, NCR Building, 200 HWY 74 S
 3. Landscape Plan, White Oak Dental, 500 Stevens Entry
9. **Member/Staff Topics**
10. **Adjourn**

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Planning Commission of Peachtree City
Meeting Minutes
Monday, April 27, 2026
6:30 PM

Call to Order

The Peachtree City Planning Commission met for a regular meeting on Monday April 27, 2026 at City Hall. In the absence of Chairman Scott Ritenour, Vice Chairman Andrew Kriz called the meeting to order at 6:30 p.m. Also present were Commissioners Hans Gant, Jack Allen and Alternate Kenneth Hamner. Commissioner Robert Halverson was absent. Also in attendance were Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Ryan Williams and Cody Alvarez. Planning and Development Director Shayla Reed was absent.

Pledge of Allegiance

Vice Chairman Kriz started the meeting with the Pledge of Allegiance.

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

Hamner moved to approve the March 23, 2026, Planning Commission meeting minutes. Gant seconded. Motion carried unanimously.

Hamner moved to approve the April 13, 2026, Planning Commission meeting minutes. Gant seconded. Motion carried unanimously.

1. Planning Commission Meeting March 23, 2026

Approved, 4-0

2. Planning Commission Meeting April 13, 2026

Approved, 4-0

Old Agenda Items

None

New Agenda Items

1. Landscape Plan, 1601 Moba LLC (Lot 5), 1601 Moba Drive

Highland Land Planning had submitted a landscape plan for a new industrial building located at 1601 Moba Drive on lot 5 in the Moba Industrial Complex. The property was zoned General Industrial (GI).

Hooks showed the proposed landscape plan, which she deemed “colorful.” There was 75,518 square feet of impervious surface area at the site, which called for a minimum of 228 caliper inches of canopy trees and 152 caliper inches of understory trees, according to the landscape ordinance. However, the developer had designated a tree-save area of 22,838 square feet around the north and west sides of the property, which meant they were eligible for a reduction of 7% of the total requirement. That brought them to a requirement of 212 caliper inches of canopy trees and 141 inches of understory trees, Hooks stated. The proposal was for 213 for canopy, and 142, understory, so no alternative compliance method was needed.

There would be landscaped areas with shrubs around the sides of the building that faced the roads. The parking lot was required to have perimeter plantings with evergreen shrubs for screening vehicle headlights, which this plan showed. All the parking islands met the requirement of being 100% landscaped with canopy trees, understory trees, evergreen shrubs, and/or ground cover in mulched beds.

Hooks reported that 60% of the trees were native to the eastern or southeastern United States, but only 25% of the proposed shrub species were native to the area. Combined, the number of natives was 48%.

Applicant Jason Walls explained they offered the tree-save area at the beginning of the concept stage due to the power lines. The open area to the left of the building, below the grade of the highway and shielded by the landscaping, would be used by the owner, Osmose, for testing.

Walls assured the Planning Commission they would get the percentage of native plantings to around 80% for both shrubs and trees. Hamner asked if he could send Walls a list of suggested one-to-one substitutions, and Walls said that would be fine.

Allen asked Hamner if the ordinance they had recently developed set a percentage for native shrubs; he thought it was just for trees. Hamner said it was just for plants in general, and his recommendation was to get the natives up to at least 60%.

Gant said he was okay with this plan as long as it met the requirements. Kriz appreciated the commitment to use native species.

Gant moved to approve the landscape plan for 1601 Moba LLC (Lot 5), 1601 Moba Drive. Hooks broke in to say she had forgotten to mention a condition staff recommended if the Commission approved this plan, which was that existing street trees along Moba Way and Moba Drive that were damaged or compromised during construction be replaced in kind.

Gant withdrew his motion. Allen then moved to approve the landscape plan for 1601 Moba LLC (Lot 5), 1601 Moba Drive with the conditions that: 1) any damaged street trees were replaced and 2) that the amount of native plantings be at least

60%, but closer to the 80% that Walls promised. Gant seconded. Motion carried unanimously.

Public Hearings

1. Text Amendment to the Sign Ordinance, specifically Chapter 66, to allow halo-lit wall signs

This text amendment would allow reverse channel, halo-lit wall signs, initiated by City Council on February 27. The Planning Commission would potentially make a recommendation at this meeting, then Council would hear it on May 21.

Hooks explained that the Sign Ordinance was Section 66 of the City's Code of Ordinances. This established signage requirements in all zoning districts. Currently, internally illuminated signs were prohibited per Section 66-5 (16). Staff had identified several locations throughout the city where reverse channel, illuminated signs had been permitted and installed, even though they were banned by the ordinance. This amendment would apply to wall signs, not monument signs, she stated.

A new definition would be added in Section 66-3, where "externally-illuminated," "internally-illuminated," and "sign-face" were already defined. The new definition was for "reverse channel (halo-lit/backlit)" wall signs. Hooks acknowledged this was a long name, but said the terms were used interchangeably to mean the same thing, and staff thought including them all would ensure clarity. The definition read: "Individually mounted letters or symbols that are illuminated from within, where the light source is directed toward the mounting surface, creating a halo or glow effect around the sign rather than direct illumination through the face of the sign."

Staff also proposed an amendment to Section 66-15, which discussed requirements for retail, commercial, office, and industrial zoning districts. This section said wall signs could be flat against the wall or pinned away from the wall but could not project more than 15 inches from the wall surface. Staff proposed an addition: "Wall signs may only be internally-illuminated when designed as reverse channel (halo-lit/backlit) wall signs. All other forms of internal illumination for wall signs are prohibited." She showed two photos of signs as examples.

Kriz opened the public hearing. No one wished to speak either in favor or in opposition, and he closed the hearing.

Allen asked what were some other forms of internal illumination, and Hooks replied that internal illumination included lights shining through the front of the sign, which the City had never allowed. She went on to say that while there were several existing instances of backlit signs, they had never been included in the ordinance. Allen asked why there were businesses with this lighting if it was prohibited? Hooks

replied that different people in different times just allowed it.

Gant asked if neon lights were allowed, and Hooks told him they were not. He also wanted to confirm that no definitions were being removed, just the one being added.

Hamner wondered if the language was strong enough to prevent a sign that had a high brightness or a cycling background to it. Hooks read from the ordinance a portion that said flashing and blinking signs were prohibited, along with animated signs. Changing colors would not be permitted.

He then asked about brightness, and Hooks said there was no restriction on lumens, but thought the brightness would be limited by the sign itself. Allen asked if they could limit the colors to white, but Hooks noted there were already some businesses that used colored lights, but they stayed that color. Most were white, though, because it showed up better.

Kriz mentioned that they could make an amendment to this proposal that the lights had to be white, with existing colored lights grandfathered in. Hamner said white might not be the right term because there were different “temperatures”; some whites were cool, while others were warmer with a yellow tinge.

Kriz asked if the goal was to make a recommendation to City Council that night, and Hooks said it was. He then said they could pass this with the condition that staff and the City Engineer figure out the appropriate language to limit the spectrum of lights. That was possible, Hooks replied.

Was there any conflict with any other lighting or signage ordinances? Hamner asked. Did the overlay district guidelines talk about lighting or signage in a way that this would impact them? Hooks said the Highway 54 district allowed reverse channel lights but she didn’t believe lights that shone through the sign were allowed anywhere.

Allen asked if they wanted to limit any future backlit light to white light, but Hamner first wanted to know if Hooks could think of any branding requirements that would require specific lighting. He didn’t want to bump up against any corporate requirements. Hooks mentioned that the red bullseye in the Target logo had white halo lighting. She also wanted to point out that there was a section along SR 54 East that was annexed into the city, and all the front-facing lighted signs that existed were allowed to remain, but new tenants were made to use halo-lit signs.

Allen said he was thinking of adding a condition based on the premise that cool white LEDs and softer yellowish white lights provided a pleasant tone. Kriz agreed that they wanted to avoid harsh lighting and thought they could give staff permission to work with the City Engineer on the right language. Kriz asked if it could then be sent back to one Commissioner who was concerned about correct wording before sending it to Council. Hooks said there was time to postpone this to

the May 11 meeting. That would still precede the May 21 date to take it to Council.

Gant said he could support adding the language Allen suggested. Kriz said he thought adding this amendment to the ordinances was the right thing to do. He also supported limiting the changing lights and multi-colored lights.

Allen moved to postpone approval of sign requirements Section 66.15(6) until staff could research optimal lighting use of preferring cool light or warm, soft yellow and restricting future use of backlit lighting to the suggested lumens and colors. Gant seconded. Motion carried unanimously.

Member/Staff Topics

There was no unified development ordinance (UDO) meeting that night, but Hamner said there would be a lot to talk about at the next UDO meeting. Kriz asked if a firm had been selected, and Hooks said it had not been presented to Council.

The next Planning Commission meeting would be May 11. Allen noted that the May 25 meeting was on Memorial Day, and Hooks said they should cancel that. Allen moved to cancel the May 25 Planning Commission meeting. Gant seconded. Motion carried unanimously.

Several members mentioned they would not be able to attend the June 8 meeting, and Kriz said they should discuss that at the May 11 meeting.

Adjourn

There being no further business, Gant moved to adjourn at 7:02 p.m. Hamner 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 05/08/2026
Shayla Reed, Planning Director

DATE: May 11, 2026

SUBJECT: Building Elevation Modifications, Braelinn Village Shopping Center, Crosstown Drive

Recommendation:

The proposed architectural upgrades for the Braelinn Village Shopping Center located at 564 Crosstown Drive meet the ordinance requirements for architectural innovation and the colors are neutral, blending with the natural environment and surrounding development.

Discussion:

Kimco Realty has submitted proposed architectural upgrades for the existing buildings located in the Braelinn Village Shopping Center. The property is located within 500 feet of the centerline of Crosstown Drive, a major thoroughfare, and therefore an architectural review by the Planning Commission is required.

Architectural Design

The existing buildings are composed of brick at the base with EIFS above painted with multiple colors.



Section 725 of the Land Development Ordinance (LDO) establishes general goals for architectural design, including high quality design and architectural innovation, as well as compatibility with surrounding development and the natural environment. The proposal includes painting the existing EIFS with neutral colors, updating the cornice details, and introducing a faux wood accent made of metal to create a more modern

appearance. The existing brick and storefronts will remain the same. Signage will be reviewed by the Planning Department during the sign permitting process.



There is no proposed change to the amount of primary materials (brick or stone) being provided.

Examples of nearby buildings:





Exterior Colors

Sections 728 through 730 establish color requirements which state the predominant colors should be neutral or earth tones.

The proposed color palette is as follows:

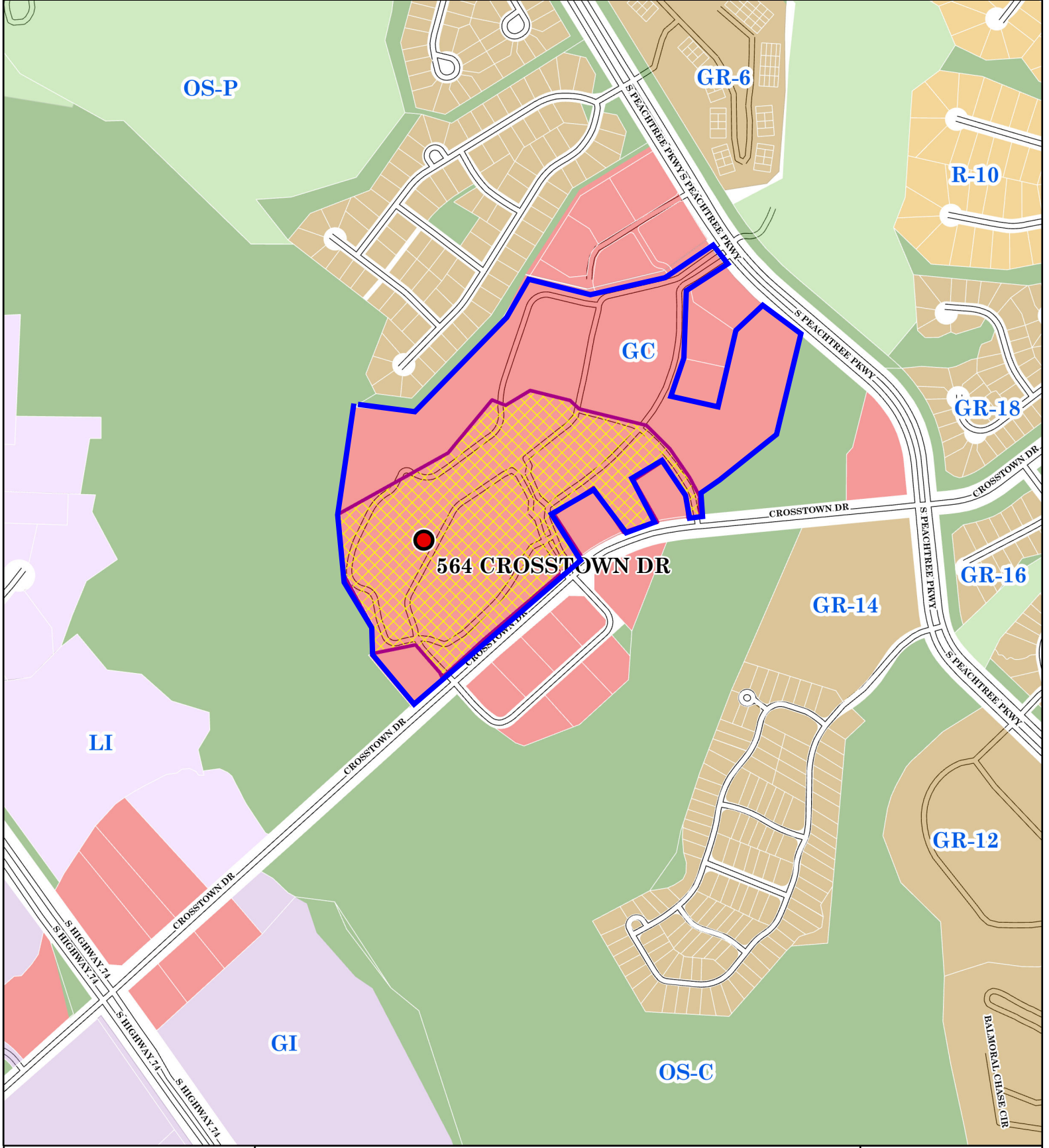
- Paint for EIFS - Sherwin-Williams SW7005 Pure White (bright white with a yellow undertone)
- Paint for EIFS - Sherwin-Williams SW7050 Useful Gray (warm stone gray, earthy tone)
- Trim paint - Sherwin-Williams SW6258 Tricorn Black
- Faux wood accents - Lux Architectural Products, metal wood siding, Fawn

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

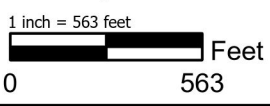
1. Zoning Map
2. Building Elevations and Materials



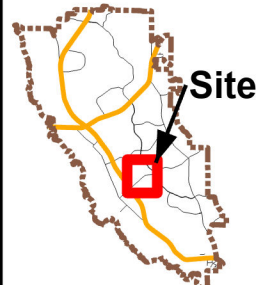
Zoning Map: 2026

564 Crosstown Drive
ZONED: GC
Zoning Condition: SUP

For information purposes only



- 564 Crosstown Drive
- Zoning Condition
- R
- GR
- GC
- LI
- GI
- OS-C
- OS-P





BUILDING ELEVATION REVIEW
BRAELINN VILLAGE SHOPPING CENTER
PEACHTREE CITY, GA

NARRATIVE:
THE PROJECT CONSISTS A FACADE RENOVATION OF THE FIVE EXISTING RETAIL BUILDINGS AT THE BRAELINN VILLAGE SHOPPING CENTER. THE EXTENT OF THE WORK WILL INCLUDE ALL SIDES OF EACH BUILDING. THE RENOVATIONS INCLUDE MODIFIED ARCHITECTURAL EIFS ELEMENTS, CORNICE DETAILS, TRIM DETAILS, AND A NEW PAINT SCHEME. ALL WORK IS EXTERIOR ONLY AND FACADE RELATED.



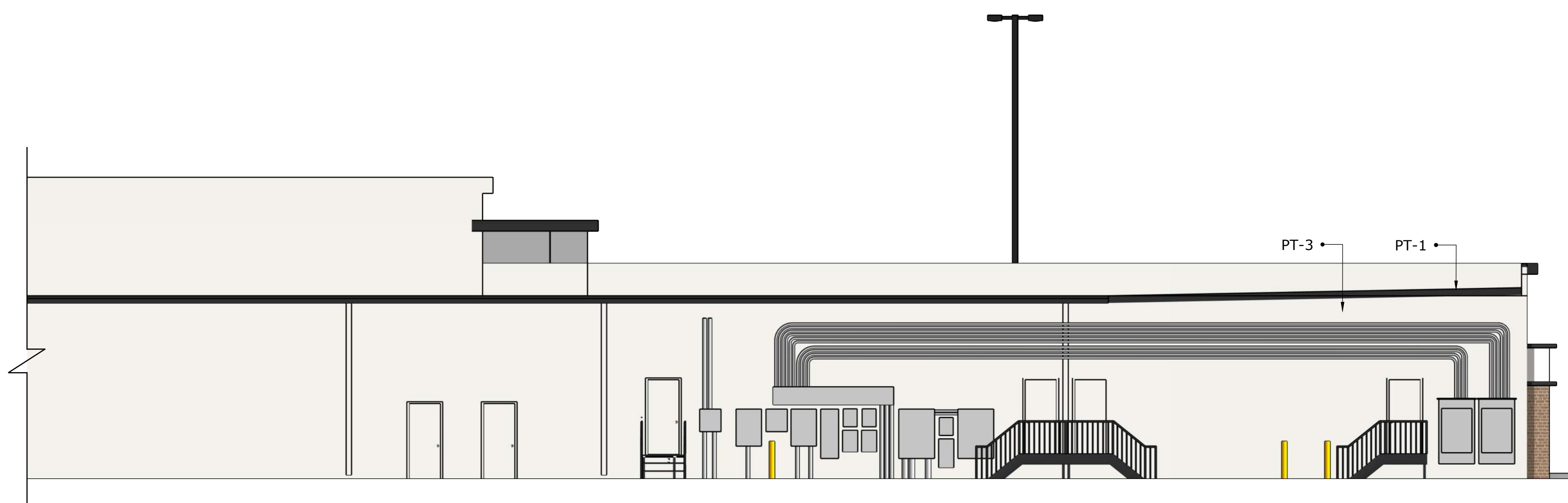
ELEVATION 1
SCALE: 1" = 10'



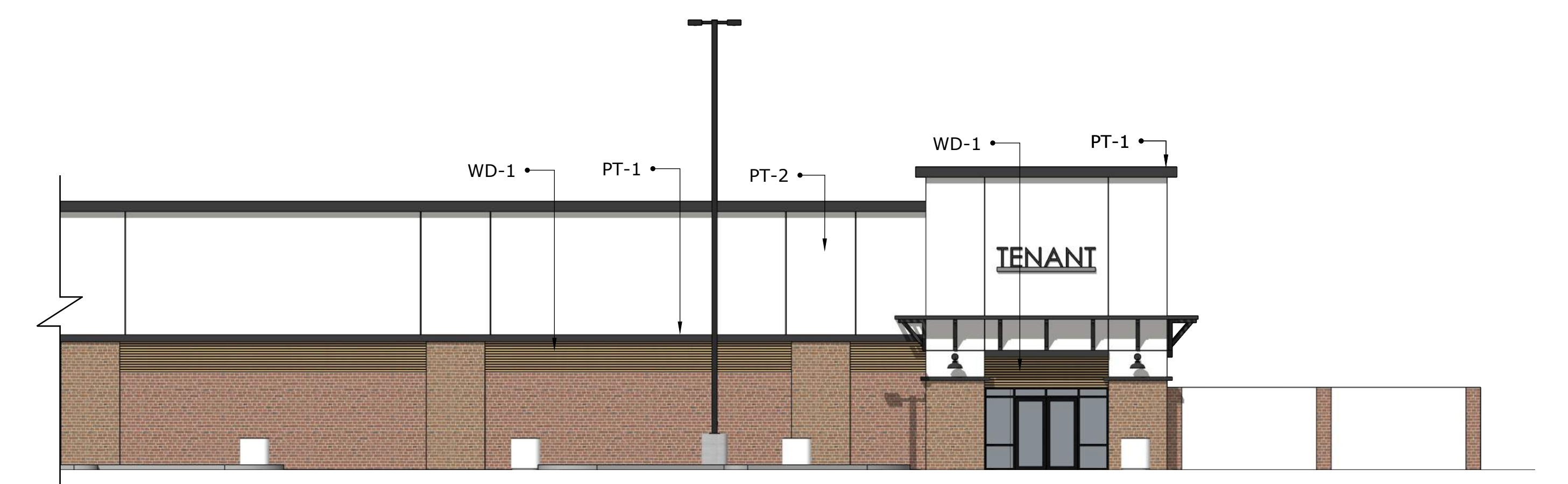
ELEVATION 2
SCALE: 1" = 10'



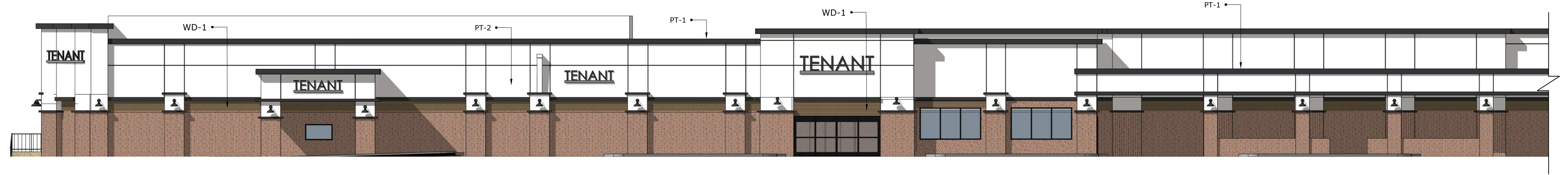
ELEVATION 3A
SCALE: 1" = 10'



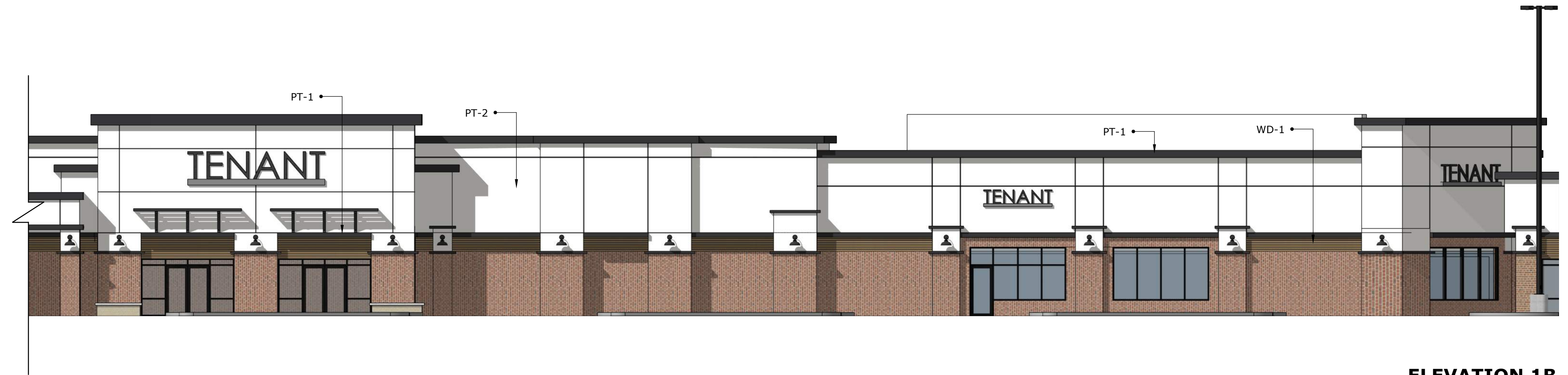
ELEVATION 4
SCALE: 1" = 10'



ELEVATION 3B
SCALE: 1" = 10'



ELEVATION 1A
SCALE: 1" = 10'



ELEVATION 1B
SCALE: 1" = 10'

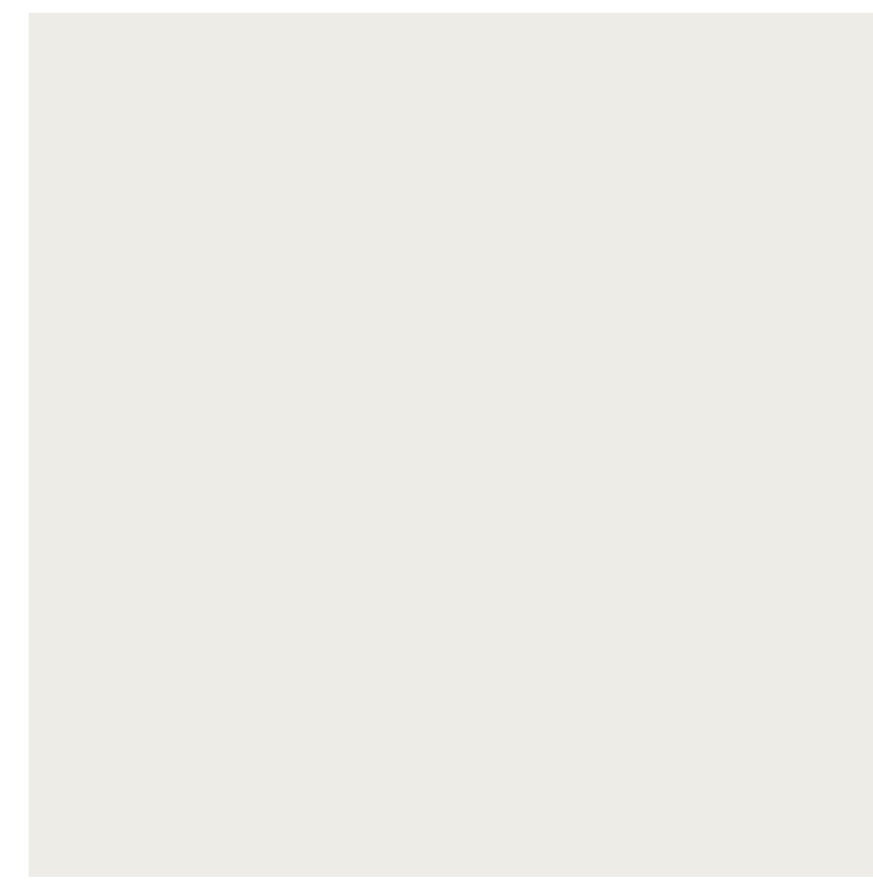


ELEVATION 2
SCALE: 1" = 10'

EXISTING MATERIALS (UNTOUCHED)



PT-1
PAINT
COLOR: SW 6258 TRICORN BLACK
SHERWIN WILLIAMS



PT-2
PAINT
COLOR: SW 7005 PURE WHITE
SHERWIN WILLIAMS



PT-3
PAINT
COLOR: SW 7050 USEFUL GRAY
SHERWIN WILLIAMS



WD-1
METAL WOOD SIDING
NEO LUMBER
COLOR: FAWN
LUX ARCHITECTURAL PRODUCTS



MASONRY TYPES

MASONRY PERCENTAGE CALCULATION:

$$\frac{\text{SQUARE FOOTAGE OF MASONRY}}{\text{TOTAL AREA OF FACADE (EXCLUDING WINDOWS \& DOORS)}}$$

BUILDING 1

TOTAL: 56% (4,574 SF / 8,163 SF)
 FRONT: 16% (461 SF / 2,861 SF)
 NORTH SIDE: 36% (500 SF / 1,390 SF)
 SOUTH SIDE: 84% (1,095 SF / 1,299 SF)
 REAR: 96% (2,518 SF / 2,613 SF)

BUILDING 2

TOTAL: 65% (21,853 SF / 33,453 SF)
 FRONT: 32% (3,798 SF / 11,715 SF)
 NORTH SIDE: 64% (2,981 SF / 4,671 SF)
 SOUTH SIDE: 69% (3,865 SF / 5,607 SF)
 REAR: 98% (11,209 SF / 11,460 SF)

BUILDING 3

TOTAL: 59% (8,318 SF / 14,084 SF)
 FRONT: 16% (891 SF / 5,484 SF)
 WEST SIDE: 93% (1,405 SF / 1,512 SF)
 EAST SIDE: 44% (727 SF / 1,636 SF)
 REAR: 97% (5,295 SF / 5,452 SF)

BUILDING 4

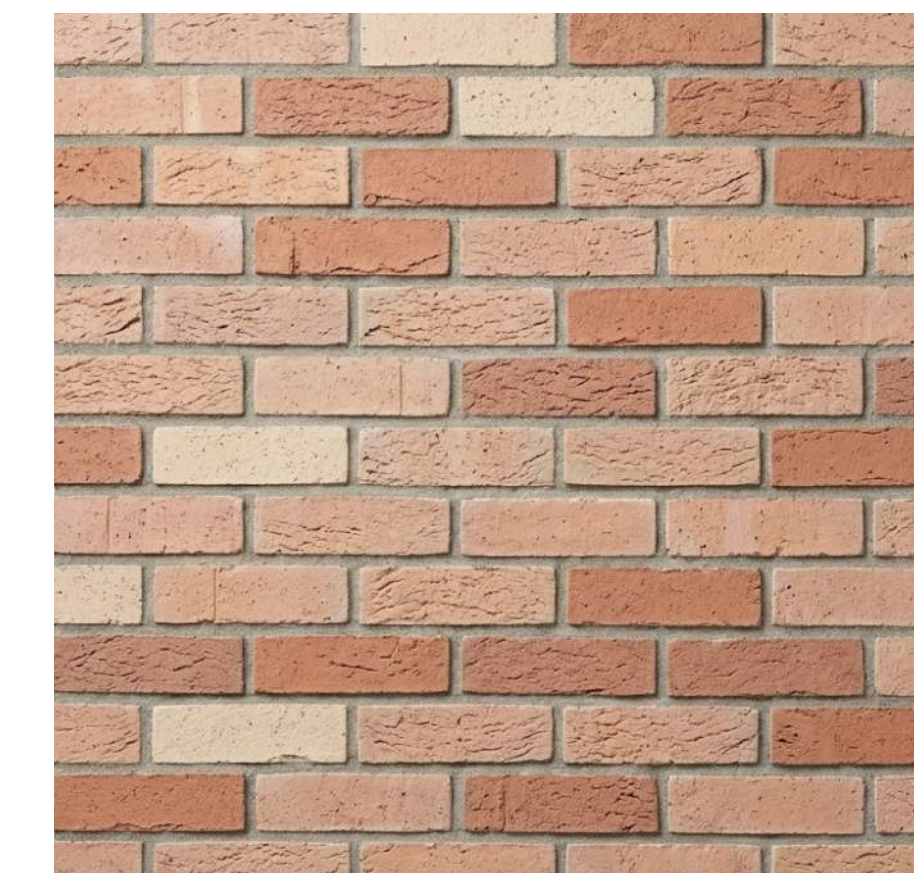
TOTAL: 56% (7,817 SF / 13,992 SF)
 FRONT: 24% (852 SF / 6,037 SF)
 WEST SIDE: 50% (844 SF / 1,677 SF)
 REAR: 97% (6,121 SF / 6,278 SF)

BUILDING 5

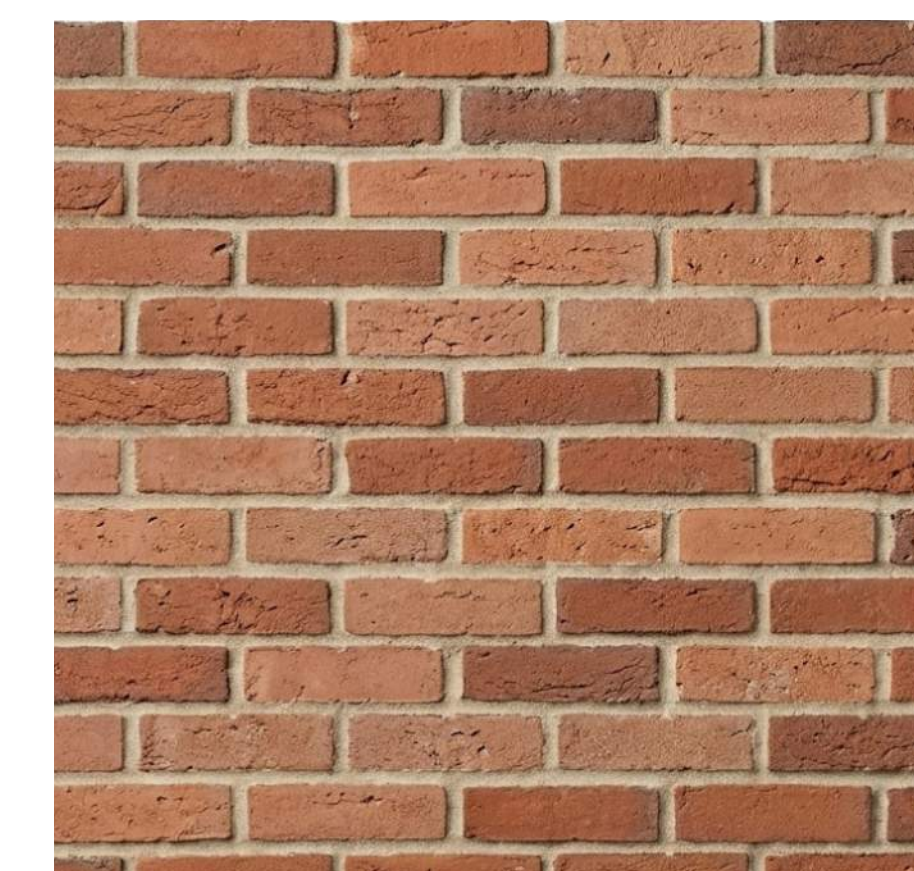
TOTAL: 66% (20,424 SF / 30,784 SF)
 FRONT: 27% (2,657 SF / 9,807 SF)
 NORTH SIDE: 52% (3,140 SF / 6,034 SF)
 REAR: 98% (14,627 SF / 14,943 SF)



CMU 1 - PAINTED



BRICK 1



BRICK 2



RENDERING 1



EXISTING PHOTO 1



RENDERING 2



EXISTING PHOTO 2



RENDERING 3



EXISTING PHOTO 3



KEY PLAN



RENDERING 4



PHOTO 4



RENDERING 5



PHOTO 5



RENDERING 6
(USE AS REFERENCE FOR ENTIRE REAR)



PHOTO 6
(USE AS REFERENCE FOR ENTIRE REAR)



KEY PLAN



RENDERING 7



PHOTO 7



RENDERING 8



PHOTO 8



RENDERING 9



PHOTO 9



KEY PLAN



RENDERING 10



PHOTO 10



RENDERING 11



PHOTO 11



RENDERING 12



PHOTO 12



KEY PLAN



RENDERING 13



PHOTO 13



RENDERING 14



PHOTO 14



RENDERING 15



PHOTO 15



KEY PLAN

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 05/06/2026
Shayla Reed, Planning Director

DATE: May 11, 2026

SUBJECT: Building Elevation Modifications, NCR Building, 200 HWY 74 S

Recommendation:

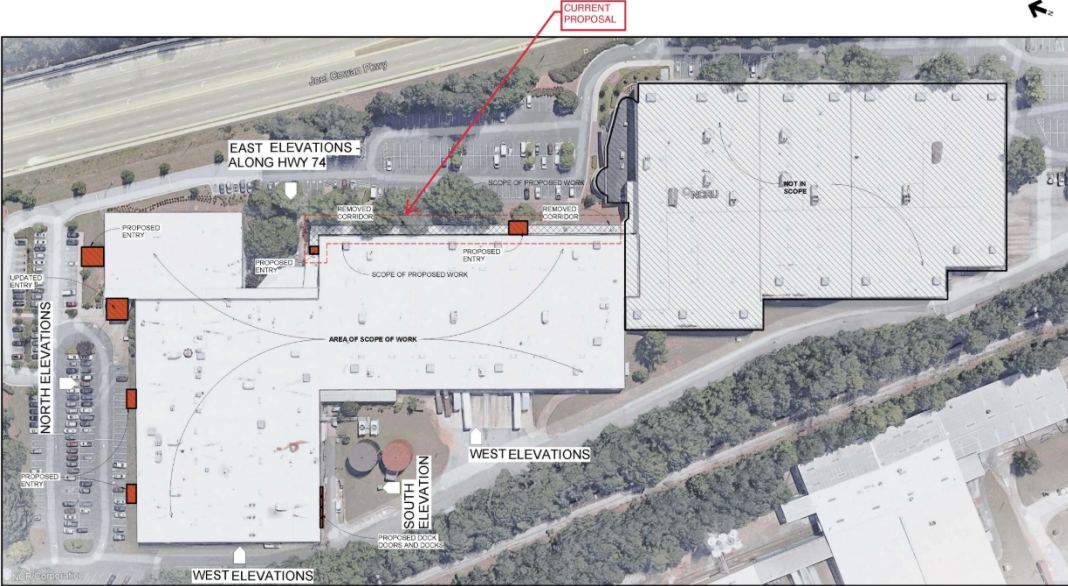
The proposed architectural upgrades for the former NCR building located at 200-259 HWY 74 S meet the ordinance requirements for architectural innovation and the colors are neutral, blending with the natural environment. While this is not a complete renovation of the existing building, the proposal does introduce some primary materials as part of the proposed upgrades. However, the amount is significantly less than 80% for the front and 50% for the side facades as required by the ordinance.

Discussion:

Jefferson Architecture has submitted proposed architectural upgrades to the existing building located at 200-259 HWY 74 S (formerly NCR). The property is located within 500 feet of the centerline of Highway 74, a major thoroughfare, and therefore an architectural review by the Planning Commission is required. The property consists of two parcels, 0614 020 and 0732 018. The portion of the building located on parcel 0614 020 is not in the scope of this proposal.



The applicant presented a similar proposal for the north end of the building in November of 2025. The current proposal is for the east side of the building facing Highway 74.



Architectural Design

The existing building is composed of stucco and metal panels.



EXISTING STUCCO CORRIDOR ALONG HWY 74

EXISTING STUCCO CORRIDOR ALONG HWY 74 TO BE REMOVED AND UPDATED

Section 725 of the Land Development Ordinance (LDO) establishes general goals for architectural design, including high quality design and architectural innovation, as well as compatibility with surrounding development and the natural environment. Included in the proposal is fiber cement cladding resembling vintage wood and steel, new storefront windows, and the painting of existing metal panels.



The existing building does not contain any primary materials, such as brick or stone. The proposed upgrades introduce fiber cement siding, which is a long-lasting, low-maintenance material similar to brick and stone.

The east facade facing HWY 74 (front of the building) will contain 3,263 SF of new fiber cement siding, which is approximately 31% of the facade (not counting glass in the calculation). The north facade (facing Paschall Rd.), which was previously approved, will contain 3,200 SF of new fiber cement siding, approximately 36% of the facade (not counting glass in the calculation).

The south side of the building, in the rear, will remain 100% metal panels, no glass, and the west side, also in the rear of the building, will remain 100% metal panels with glass.

Exterior Colors

Sections 728 through 730 establish color requirements which state the predominant colors should be neutral or earth tones.

The proposed color palette is as follows:

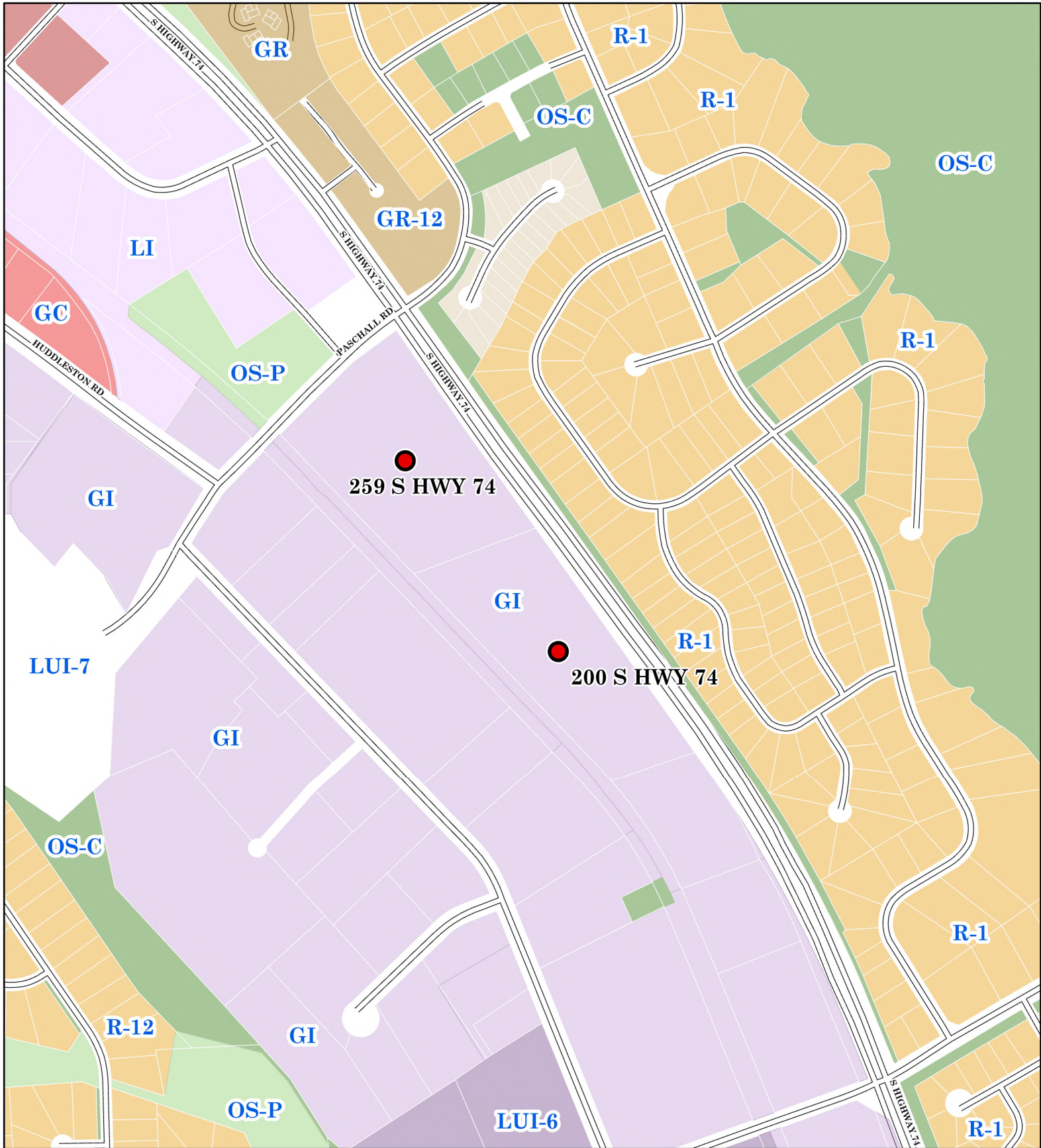
- Stucco and metal panels - repainted same as existing, off-white
- Metal Panels - repainted, Sherwin-Williams SW7040 Urbane Bronze
- Metal Panels - repainted, Sherwin-Williams SW7025 Backdrop
- Fiber Cement Panels - Nichiha Vintage Wood, Cedar
- Fiber Cement Panels - Nichiha Tuffblock, Steel

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

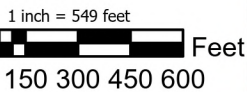
1. Zoning Map
2. Site Diagram
3. Existing Conditions
4. Building Elevations
5. Renderings
6. Materials Sheet



Zoning Map: 2026

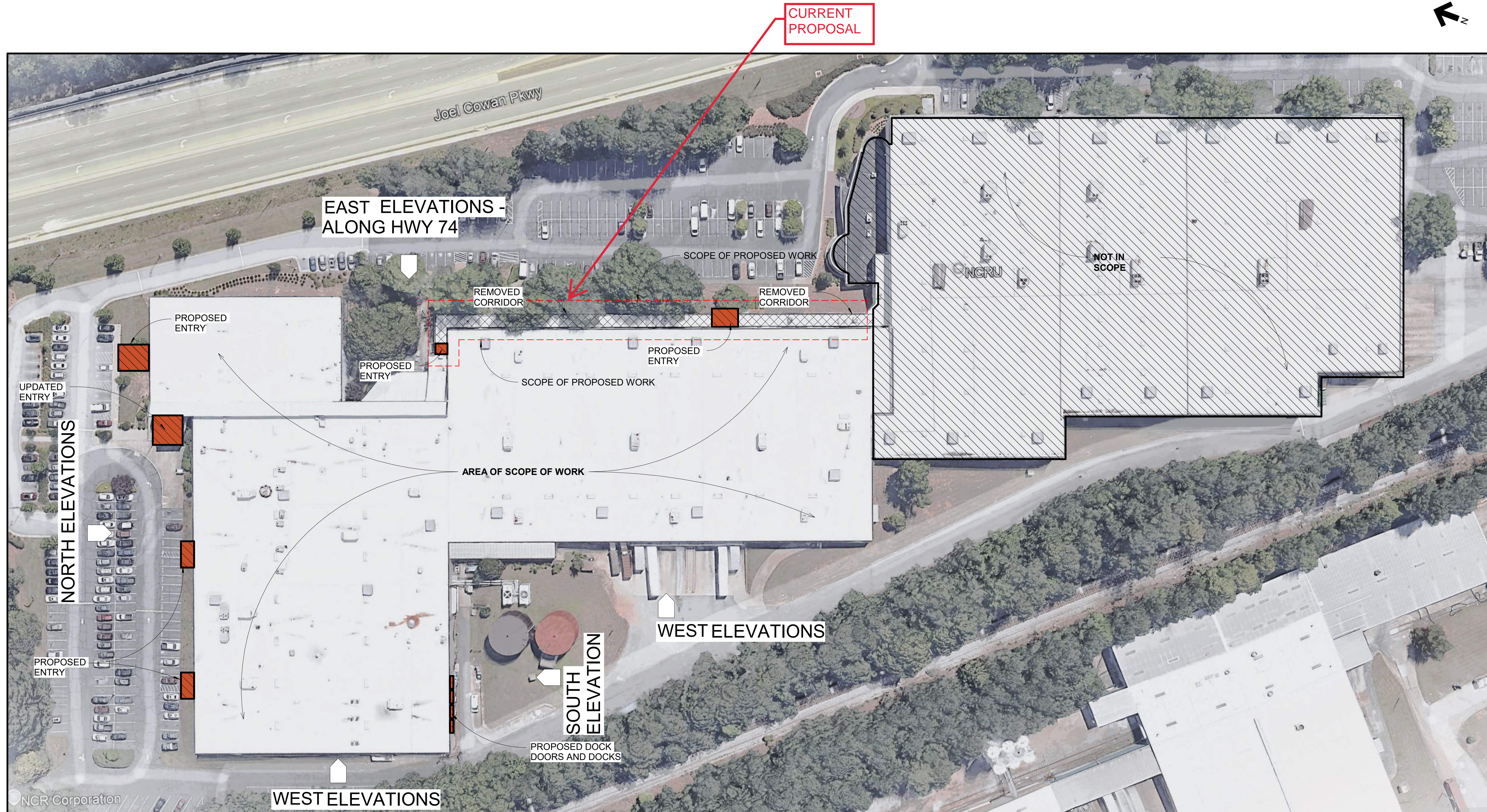
200 & 259 HWY 74
ZONED: GI

For information purposes only



	200 & 259 HWY 74		LUC
	R		LI
	LUR		GI
	GR		LUI
	GC		OS-C
			OS-P





1 SITE PLAN SKETCH AND DIAGRAMING
3" = 1'-0"

EXISTING TANKS TO BE REMOVED

STUCCO AND STONE CANOPY

METAL PANEL WALLS



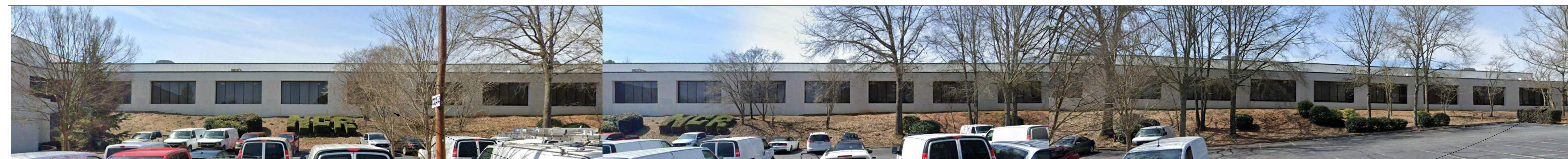
EXISTING ENTRY

UPDATES TO EXISTING FASCAD



EXISTING CORNER FACING 74

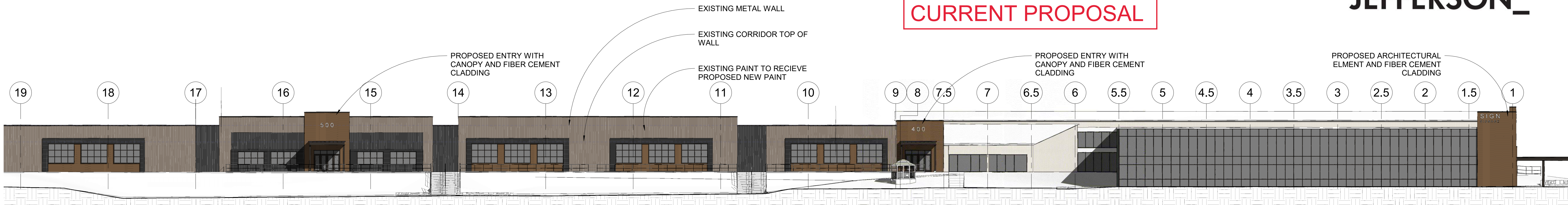
EXISTING GLASS GLAZING SYSTEM



EXISTING STUCCO CORRIDOR ALONG HWY 74

EXISTING STUCCO CORRIDOR ALONG HWY 74 TO BE REMOVED AND UPDATED

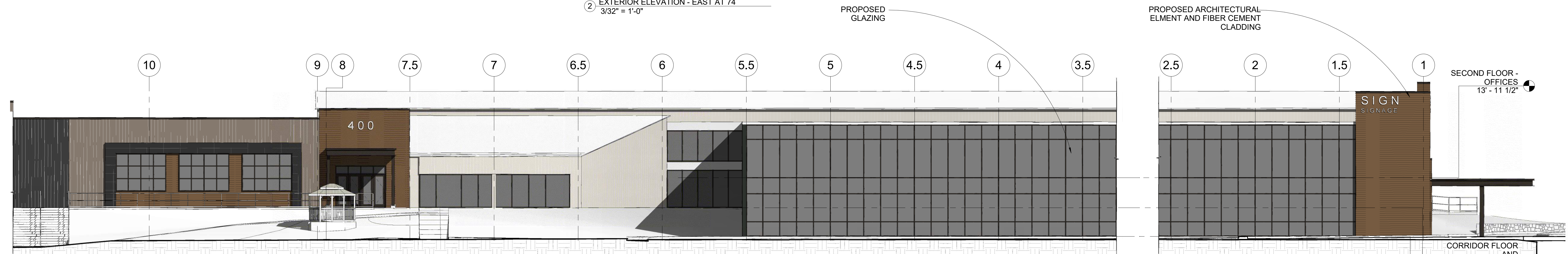
CURRENT PROPOSAL



1 EXTERIOR ELEVATION - EAST AT 74
1" = 20'-0"



2 EXTERIOR ELEVATION - EAST AT 74
3/32" = 1'-0"



3 EXTERIOR ELEVATION - EAST AT 74
3/32" = 1'-0"

MATERIAL PERCENTAGE CALCULATIONS: EXISTING BUILDING					
NORTH ELEVATION: (METAL PANEL): 7,519 SF (STUCCO): 235 SF (STONE): ± 5 SF (GLASS): 8,509 SF Total: 16,298 SF	PERCENT: - 46.1% - 1.5% - 0% - 52.2%	(74)EAST ELEVATION: (METAL PANEL)- 4,442 SF (STUCCO)- 3,681 SF (STONE)- 0 SF (GLASS)- 8,509 SF Total: 16,632 SF	PERCENT: - 26.7% - 22.1% - 0% - 51.2%	WEST ELEVATION: (METAL PANEL)- 12,445 SF (STUCCO)- 0 SF (STONE)- 0 SF (GLASS)- 0 SF Total: 12,445 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 49,689 SF.					

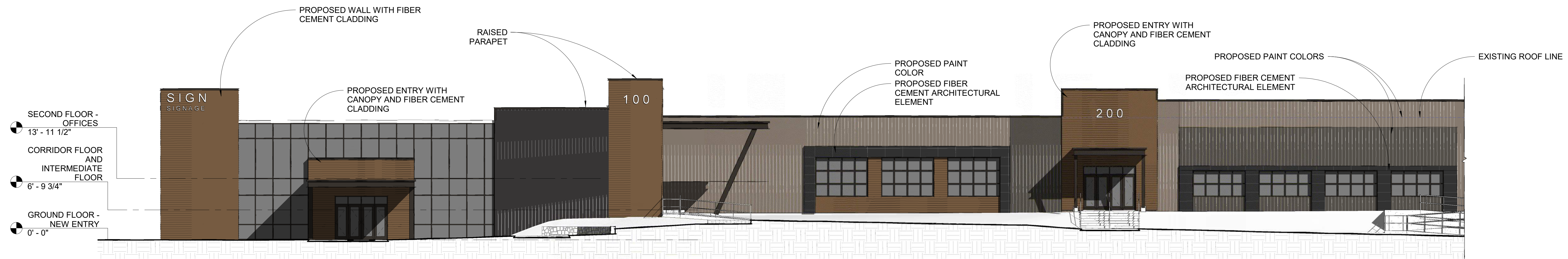
MATERIAL PERCENTAGE CALCULATIONS: PROPOSED ELEVATIONS					
NORTH ELEVATION: (METAL PANEL): 5,532 SF (NEW)FIBER CEMENT: 3,200 SF (STUCCO): 0 SF (STONE): ± 45 SF (GLASS): 8,509 SF Total: 17,286 SF	PERCENT: - 32% - 18.5% - 0% - 2% - 49.2%	(74)EAST ELEVATION: (METAL PANEL)- 7,056 SF (NEW)FIBER CEMENT: 3,283 SF (STUCCO)- 0 SF (STONE)- 47 SF (GLASS)- 6,883 SF Total: 17,249 SF	PERCENT: - 40.9% - 18.9% - 0% - 0.2% - 39.9%	WEST ELEVATION: (METAL PANEL)- 12,393SF (STUCCO)- 0 SF (STONE)- 0 SF (GLASS)- 144 SF Total: 12,537 SF	PERCENT: - 88.9% - 0% - 0% - 1.1%
Overall Total sf: 51,066 SF.					

NOTE: EXISTING ELEVATIONS TO BE CLEANED AND PAINTED TO MATCH EXISTING COLOR
DRAWINGS ARE BASED ON A SCHEMATIC ANALYSIS OF THE EXISTING BUILDING

PREVIOUSLY APPROVED



1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

MATERIAL LEGEND

FIBER CEMENT PANELS NICHIHA: VINTAGE WOOD - CEDAR		METAL PANEL PAINTED: SW 7040 URBANE BRONZE	
FIBER CEMENT PANELS NICHIHA: TUFFBLOCK - STEEL		METAL PANEL PAINTED: SW 7025 BACKDROP	
STONE - EAGLE STONE HILLSTONE: ELDORADO STONE		STOREFRONT WINDOW PAINTED: SW 7025 BACKDROP	
		METAL PANEL - EXISTING PAINTED: WHERE NOT SHOWN, TO BE RECEIVE PROPOSED COAT OF PAINT	

4 MATERIAL LEGEND
1/8" = 1'-0"

MATERIAL PERCENTAGE CALCULATIONS: EXISTING BUILDING

NORTH ELEVATION: (METAL PANEL): 7,519 SF (STUCCO): 235 SF (STONE): ± 5 SF (GLASS): 8,509 SF Total: 16,298 SF	PERCENT: - 46.1% - 1.5% - 0% - 52.2%	(74)EAST ELEVATION: (METAL PANEL): 4,442 SF (STUCCO): 3,681 SF (STONE): 0 SF (GLASS): 8,509 SF Total: 16,632 SF	PERCENT: - 26.7% - 22.1% - 0% - 51.2%
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WEST ELEVATION: (METAL PANEL): 12,445 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 12,445 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%	SOUTH ELEVATION: (METAL PANEL): 4,314 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 4,314 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
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Overall Total sf: 49,689 SF.

MATERIAL PERCENTAGE CALCULATIONS: PROPOSED ELEVATIONS

NORTH ELEVATION: (METAL PANEL): 5,532 SF (NEW)FIBER CEMENT: 3,200 SF (STUCCO): 0 SF (STONE): ± 45 SF (GLASS): 8,509 SF Total: 17,286 SF	PERCENT: - 32% - 18.5% - 0% - 0.2% - 49.2%	(74)EAST ELEVATION: (METAL PANEL): 7,056 SF (NEW)FIBER CEMENT: 3,263 SF (STUCCO): 0 SF (STONE): 47 SF (GLASS): 8,883 SF Total: 17,249 SF	PERCENT: - 40.9% - 18.9% - 0% - 0.2% - 39.9%
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WEST ELEVATION: (METAL PANEL): 12,393 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 144 SF Total: 12,537 SF	PERCENT: - 88.9% - 0% - 0% - 1.1%	SOUTH ELEVATION: (METAL PANEL): 3,994 SF (STUCCO): 0 SF (STONE): 0 SF (GLASS): 0 SF Total: 3,994 SF	PERCENT: - 100% - 0% - 0% - 0%
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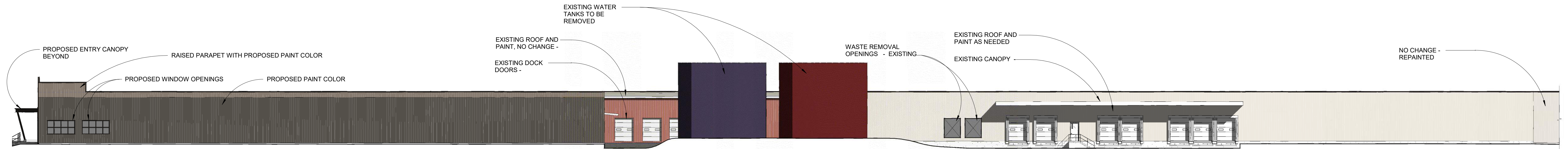
Overall Total sf: 51,066 SF.

NOTE: EXISTING ELEVATIONS TO BE CLEANED AND PAINTED TO MATCH EXISTING COLOR DRAWINGS ARE BASED ON A SCHEMATIC ANALYSIS OF THE EXISTING BUILDING

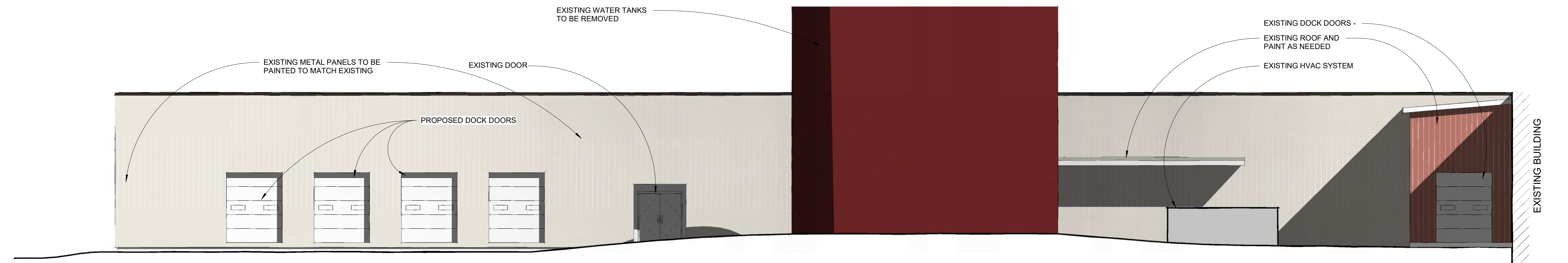
CONCEPTUAL ELEVATIONS

NCR - ADAPTIVE RE-USE

PREVIOUSLY APPROVED



① ELEVATION - SOUTH WEST
1" = 20'-0"



② ELEVATION - SOUTH
1/8" = 1'-0"

MATERIAL PERCENTAGE CALCULATIONS: EXISTING BUILDING			
NORTH ELEVATION: (METAL PANEL)- 7,519 SF (STUCCO)- 236 SF (STONE)- ± 5 SF (GLASS)- 8,509 SF Total: 16,298 SF	PERCENT: - 46.1% - 1.5% - 0% - 52.2%	(74)EAST ELEVATION: (METAL PANEL)- 4,442 SF (STUCCO)- 3,681 SF (STONE)- 0 SF (GLASS)- 8,509 SF Total: 16,632 SF	PERCENT: - 26.7% - 22.1% - 0% - 51.2%
WEST ELEVATION: (METAL PANEL)- 12,445 SF (STUCCO)- 0 SF (STONE)- 0 SF (GLASS)- 0 SF Total: 12,445 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%	SOUTH ELEVATION: (METAL PANEL)- 4,314 SF (STUCCO)- 0 SF (STONE)- 0 SF (GLASS)- 0 SF Total: 4,314 SF - 100%	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 49,689 SF.			
MATERIAL PERCENTAGE CALCULATIONS: PROPOSED ELEVATIONS			
NORTH ELEVATION: (METAL PANEL)- 5,532 SF (NEW)FIBER CEMENT: 3,200 SF (STUCCO)- 0 SF (STONE)- ± 45 SF (GLASS)- 8,509 SF Total: 17,286 SF	PERCENT: - 32% - 18.5% - 0% - 49.2%	(74)EAST ELEVATION: (METAL PANEL)- 7,056 SF (NEW)FIBER CEMENT: 3,283 SF (STUCCO)- 0 SF (STONE)- 47 SF (GLASS)- 6,883 SF Total: 17,249 SF	PERCENT: - 40.9% - 18.9% - 0% - 0.2% - 39.9%
WEST ELEVATION: (METAL PANEL)- 12,393 SF (STUCCO)- 0 SF (STONE)- 0 SF (GLASS)- 144 SF Total: 12,537 SF	PERCENT: - 88.9% - 0% - 0% - 1.1%	SOUTH ELEVATION: (METAL PANEL)- 3,994 SF (STUCCO)- 0 SF (STONE)- 0 SF (GLASS)- 0 SF Total: 3,994 SF	PERCENT: - 100% - 0% - 0% - 0%
Overall Total sf: 51,066 SF.			

NOTE: EXISTING ELEVATIONS TO BE CLEANED AND PAINTED TO MATCH EXISTING COLOR
DRAWINGS ARE BASED ON A SCHEMATIC ANALYSIS OF THE EXISTING BUILDING













MATERIALS SHEET

MATERIAL LEGEND

FIBER CEMENT PANELS
NICHIHA: VINTAGE WOOD - CEDAR



METAL PANEL
PAINTED: SW 7040 URBANE BRONZE

FIBER CEMENT PANELS
NICHIHA: TUFFBLOCK - STEEL



METAL PANEL
PAINTED: SW 7025 BACKDROP

STONE - EAGLE STONE
HILLSTONE: ELDORADO STONE



STOREFRONT WINDOW
PAINTED: SW 7025 BACKDROP



METAL PANEL - EXISTING
PAINTED: WHERE NOT SHOWN, TO
BE RECEIVE PROPOSED COAT OF
PAINT

④ MATERIAL LEGEND
1/8" = 1'-0"

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 05/07/2026
Shayla Reed, Planning Director

DATE: May 11, 2026

SUBJECT: Landscape Plan, White Oak Dental, 500 Stevens Entry

Recommendation:

Staff believes that the proposed landscape plan for 500 Stevens Entry meets the city's landscape ordinance requirements. Should the Planning Commission decide to approve the plan, staff has no recommended conditions.

Discussion:

DCCM has submitted a landscape plan for the new dental office located at 500 Stevens Entry.

The parking area on this property is existing. The amount of new impervious surface area for the construction of the building is 5,015 SF, which includes structures, drives, parking areas, and sidewalks minus the existing impervious area. The landscape ordinance requires a minimum of 15 caliper inches of canopy trees and 10 caliper inches of understory trees for 5,015 SF of impervious area.

The proposal is for 18 canopy inches (6 trees) and 12 understory inches (6 trees). The amount of inches provided exceeds the requirement. Therefore, no alternative compliance method is required. In addition, there is a large tree save area on the east side of the property (13,400 SF) plus nine existing trees and several existing shrubs to remain.

As part of the ordinance requirements, planting areas shall be located in front and on the sides of all retail, commercial and industrial buildings, wherever practical. The proposal includes a planting area along the front and both sides of the building. Additional shrubs are provided to screen the A/C units behind the building.

In addition, the perimeter of all parking lots shall be landscaped with evergreen shrubs. The shrubs shall be no less than 24 inches in height at the time of planting. The applicant is proposing azaleas and Hardy Anise along the east side of the parking area.

Finally, all parking islands shall be 100% landscaped with canopy trees, understory

trees, evergreen shrubs, and/or groundcover in mulched beds. The proposal includes Willow Oaks, Inkberry Holly, and groundcover in the parking islands.

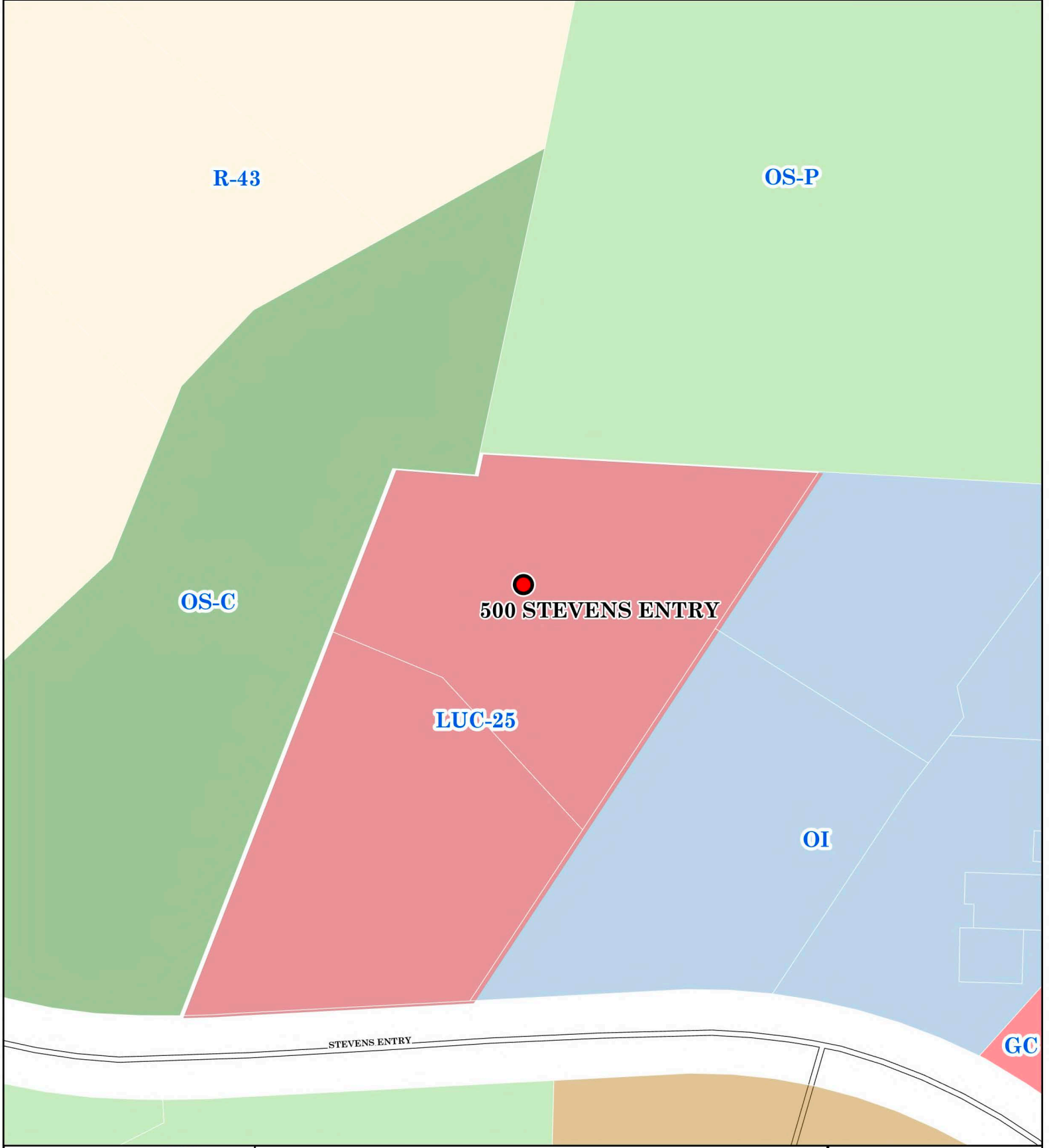
Of the total number of plant species proposed, 58% are native to the eastern United States and/or the southeastern United States.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

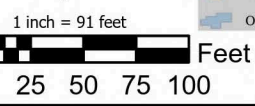
1. Zoning Map
2. Landscape Plan



Zoning Map: 2026

500 Stevens Entry
ZONED: LUC-25

For information purposes only



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



SITE INFORMATION	
TOTAL SITE AREA	1.24 ACRES = 53,893 SF
FLOOD PLAIN, WETLANDS, ETC.	0.05 AC = 2,000 SF
OTHER BUFFERS (UNBUILDABLE LAND)	0.2 AC = 8,748 SF
DESIGNATED TREE SAVE AREAS	0.31 AC = 13,400 SF
TOTAL BUILDABLE AREA	0.68 AC = 27,745 SF

IMPERVIOUS CALCULATIONS	
BUILDINGS, ACCESSORIES, STRUCTURES	4,930 SF
DRIVES, PARKING, SERVICE, ETC.	11,472 SF
SIDEWALKS, PATIOS, ETC.	1,626 SF
TOTAL PROPOSED IMPERVIOUS AREA	18,028 SF
TOTAL EXISTING IMPERVIOUS	13,012 SF
TOTAL NEW IMPERVIOUS AREA	5,015 SF

TREE DENSITY REQUIREMENTS	
5,015 / 1,000 SF = 5.02 TREES	
6 TREES X 3" CAL. = 18 OVERSTORY INCHES REQ'D	
6 TREES X 2" CAL. = 12 UNDERSTORY INCHES REQ'D	

TREE SAVE REDUCTION	
TREE SAVE AREA = 13,400 SF	
25% REDUCTION	
OVERSTORY TREES = 18 x 25% = 4.5 INCHES REDUCTION	
UNDERSTORY TREES = 12 x 25% = 3 INCHES REDUCTION	

TOTAL REQUIRED INCHES	
OVERSTORY: 18 - 4.5 = 13.5 INCHES	
UNDERSTORY: 12 - 3 = 9 INCHES	

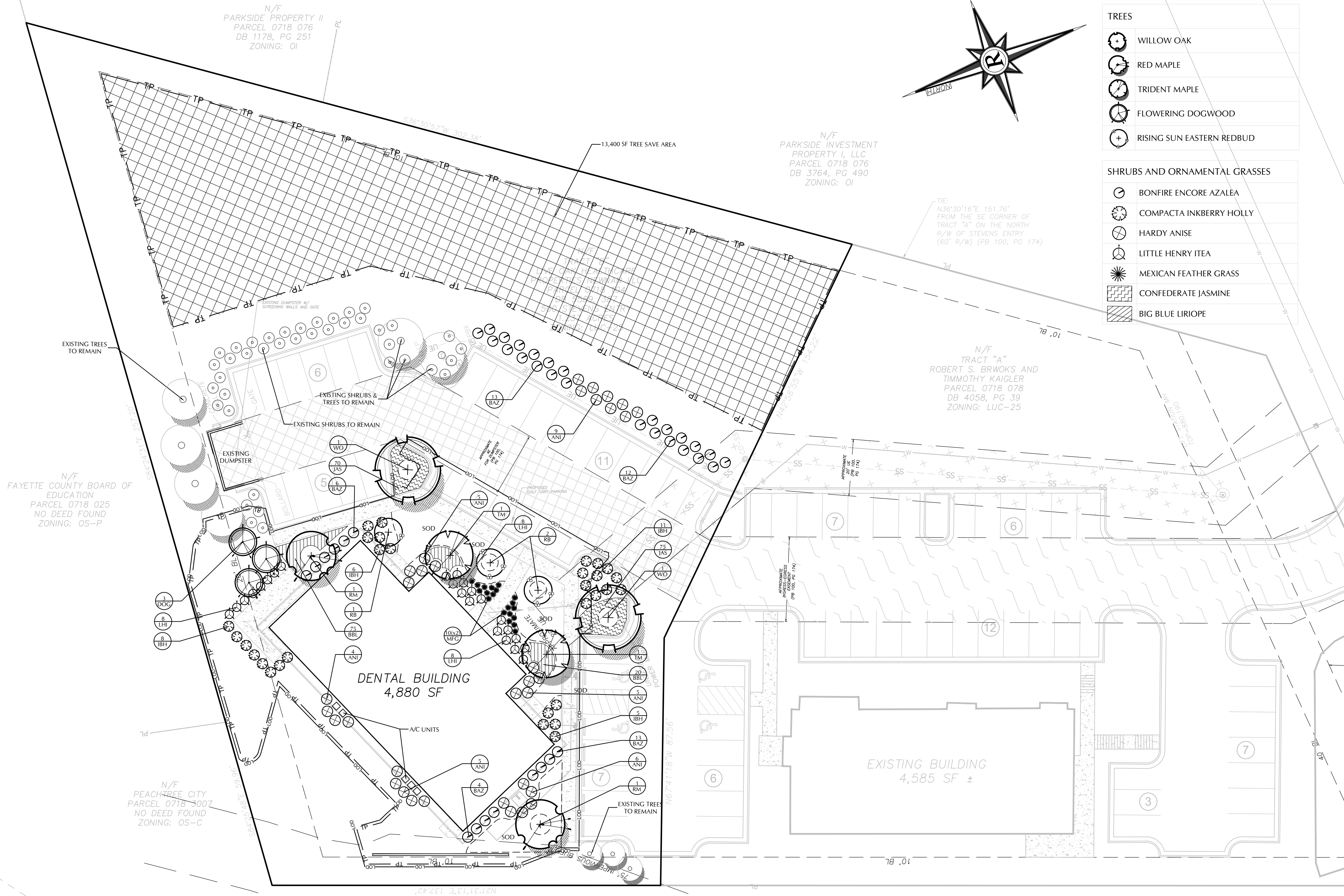
TREES PROVIDED:	
OVERSTORY INCHES: 18 INCHES PLANTED ON SITE	
UNDERSTORY INCHES: 12 INCHES PLANTED ON SITE	

PLANTING ISLANDS MUST BE 100% LANDSCAPED WITH CANOPY TREES, UNDERSTORY TREES, EVERGREEN SHRUBS AND/OR GROUNDCOVERS
SEE LANDSCAPE PLAN; REQUIREMENT SATISFIED

THE PERIMETER OF ALL PARKING LOTS SHALL BE LANDSCAPED WITH EVERGREEN PLANT MATERIAL (MIN 3 GAL), CENTER NO CLOSER THAN 36" FROM THE BACK OF CURB, MINIMUM 4" O.C. WITH LESS THAN 2 FT BETWEEN ROWS OF SHRUBS
SEE LANDSCAPE PLAN; REQUIREMENT SATISFIED

PEACHTREE CITY NOTES

- 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).
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.



PLANT LEGEND & KEY	
TREES	
	WILLOW OAK
	RED MAPLE
	TRIDENT MAPLE
	FLOWERING DOGWOOD
	RISING SUN EASTERN REDBUD
SHRUBS AND ORNAMENTAL GRASSES	
	BONFIRE ENCORE AZALEA
	COMPACTA INKBERRY HOLLY
	HARDY ANISE
	LITTLE HENRY ITEA
	MEXICAN FEATHER GRASS
	CONFEDERATE JASMINE
	BIG BLUE LIRIOPE

WHITE OAK DENTISTRY PLANT SCHEDULE							
KEY	BOTANICAL NAME	COMMON NAME	MIN SIZE	QTY.	INCHES	TOTAL INCHES	NOTES/SUBSTITUTES
TREES							
WO	<i>Quercus phellos</i>	Willow Oak	3" cal. B&B	2	3	6.0	Native; Straight central leader
RM	<i>Acer rubrum</i> 'PNI 0268'	October Glory Red Maple	3" cal. B&B	2	3	6.0	Native; Straight central leader
TM	<i>Acer buergerianum</i>	Trident Maple	3" cal. B&B	2	3	6.0	
						TOTAL INCHES OF CANOPY TREES:	18.0
DOC	<i>Cornus Florida</i>	Flowering Dogwood	2" cal. B&B	3	2	6.0	Native; Straight central leader
RB	<i>Cercis canadensis</i>	Rising Sun Eastern Redbud	2" cal. B&B	3	2	6.0	Native; Straight central leader
						TOTAL INCHES OF UNDERSTORY TREES:	12.0
SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	MIN SIZE	QTY.	SPACING	NOTES/SUBSTITUTES	
BAZ	<i>Rhododendron Hybrid</i> 'Robleza'	Encore Bonfire Azalea	3 GAL.	39	4' o.c.	Native; Staggered Spacing, Sub: Crimson Fire Loropetalum	
IBH	<i>Ilex glabra</i> 'Compacta'	Compacta Inkberry Holly	3 GAL.	30	4' o.c.	Native; Staggered Spacing, Sub: Vintage Jade Distylium	
ANI	<i>Ilicium parviflorum</i>	Hardy Anise	3 GAL.	34	4'-5' o.c.	Native; Staggered spacing	
LHI	<i>Itea virginica</i> 'Little Henry'	Little Henry Itea	3 GAL.	24	3.5' o.c.	Native; Staggered Spacing	
MFG	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 GAL.	20	2' o.c.	Staggered spacing, Sub: Hamelin Grass	
JAS	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	1 GAL.	52	2.5' o.c.	Staggered spacing, Sub: Sweetflag grass	
BBL	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	1 GAL.	170	15" o.c.	Staggered spacing	
LAWNS AND GRASSES							
SOD	<i>Cynodon dactylon</i>	TifTuf Bermuda Sod	Pallet	1460 SF / 5 Pallets	Contractor to verify quantity		



Rochester

Rochester & Associates, LLC
 1240 Hwy 54 W, Fayetteville, GA 30214
 770.718.0600 | rochester.dccm.com

FOR:

WHITE OAK PEDIATRIC DENTISTRY

LAND LOT 93, 7TH DISTRICT
 PEACHTREE CITY
 FAYETTE COUNTY, GA

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER AND ASSOCIATES, LLC ARE VOID. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR REFERENCE AND ANY CHANGES.

GRAPHIC SCALE

0' 20' 40'

SHEET

L1

OF

DATE: 4/30/26
 SCALE: 1" = 20'
 JOB NO. F225022.W00
 DWG NO. C.NST.dwg
 DRAWN BY: OK