



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
August 10, 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 July 13, 2026
7. **Old Agenda Items**
 1. Text Amendment to the General Provisions of the Zoning Ordinance, specifically Section 908.10, to consider push carts as a mobile food truck operation
8. **New Agenda Items**
 1. Landscape Plan, Royal Condos, 215 Northlake Dr. - **Postponed by Applicant**
 2. Building Elevations, Jeni's Splendid Ice Cream, 232 City Circle
9. **Member/Staff Topics**
10. **Adjourn**

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Planning Commission of Peachtree City
Meeting Minutes
Monday, July 13, 2026
6:30 PM

Call to Order

The Peachtree City Planning Commission met Monday, July 13, 2026, at City Hall. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Commissioners Robert Halverson, Jack Allen, and Hans Gant were present. Vice Chair Andrew Kriz and Alternate Kenneth Hamner were absent. Also in attendance were Planning & Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale and IT Specialists Cody Alvarez and Lennon Dorris.

Pledge of Allegiance

Chairman Ritenour started the meeting with the Pledge of Allegiance.

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

1. Planning Commission Meeting June 8, 2026

Allen moved to approve the June 8, 2026, Planning Commission meeting minutes. Gant seconded. Motion carried unanimously.

Old Agenda Items

None

New Agenda Items

1. Building Elevations, All Starr Pediatrics, 19 Eastbrook Bend

Hooks explained that the owner of the building at 19 Eastbrook Bend desired to refresh the exterior with a new paint scheme. Because the building was visible from SR 54 and within 500 feet of the highway's centerline, a review by the Planning Commission was required, per Section 724 of the Land Development Ordinance (LDO).

Photos of all four sides of the existing building showed that it was covered with beige stucco, with windows taking up most of the façade. Three Sherwin-Williams paint colors were proposed: Useful Gray for the stucco, Urbane Bronze for the window trim, and Iron Ore for the door and railings. These neutral colors would complement the similar color schemes of adjacent buildings, Hooks remarked,

adding that there were no changes proposed to the materials, just paint. She said the proposed upgrades met the ordinance requirements for exterior colors.

Jennifer Holloway was present for the applicant and had no further comments.

Allen asked her to describe where the colors would change, and she pointed out those areas in the photos. No one else had questions.

Ritenour's only comment was to say it was always good to see updates to existing buildings, and he thought the color choices were suitable.

Gant moved to approve the building elevations for All Starr Pediatrics, 19 Eastbrook Bend. Halverson seconded. Motion carried unanimously.

Public Hearings

1. Text Amendment to the General Provisions of the Zoning Ordinance, specifically Section 908.10, to consider push carts as a mobile food truck operation

City Council had directed the Planning and Zoning staff to initiate a text amendment to the Zoning Ordinance to allow pushcarts as a permitted use within the city limits. The current language in the Ordinance prohibited pushcarts in the section on Mobile Food Truck Standards, Reed explained.

She presented a few areas for discussion. Firstly, she suggested that if they recommended allowing pushcarts, they be considered a type of mobile food vendor, subject to all regulations, operational standards, permitting requirements, and restrictions applicable to mobile food trucks.

Another consideration was whether to keep the same definition of a pushcart that was currently in the Zoning Ordinance: "Any rubber-wheeled or non-self-propelled vehicle used for displaying, keeping or storing merchandise for sale. A pushcart may be moved without the assistance of a motor and does not require registration by the state department of motor vehicles. Products typically sold from a pushcart include commissary-prepared or pre-packaged food products, fruit, merchandise, drink or flowers." She pointed out that this said non-food items could be sold in addition to food and that it specified commissary-prepared or pre-packaged food products.

Another thing to be decided was if pushcarts would be allowed in Limited-Use Residential (LUR), Limited-Use Commercial (LUC), and Limited-Use Industrial (LUI) zoning districts. Food trucks were not currently allowed in those districts, all of which could be classed as mixed-use with a residential component. Reed wondered if the Commission wanted to mimic that for the pushcarts or allow them in those zoning districts?

If they wanted to allow them in LUC, she had some suggested language: "Vendor sites shall be limited to private tracts of land within the General Commercial (GC), Office Institutional (OI), Light Industrial (LI), LUC, and General Industrial (GI) zoning districts. In the LUC District, where residential and commercial uses exist within the same development or on adjoining properties, pushcarts and mobile food trucks shall not operate within 30 feet of any residential dwelling unit or residential use." She said this language was developed after talks with staff and with vendors who wanted to come into the City.

Ritenour opened the public hearing. No one was present to speak either in favor or in opposition, and he declared the public hearing closed.

Gant wanted to know how the ordinance addressed health regulations for the food that would be sold from the pushcarts? Reed replied that food trucks had to go through permitting and follow prescribed steps, and she said they were recommending that pushcart operators check with the Health Department to see what steps were needed. They might not always have to go through the same steps as someone who was preparing food on-site, but they should check with the Health Department to see what was required.

Were food trailers considered the same as pushcarts? Gant continued, and Reed said pushcarts did not have a motor engine. Vehicles were identified as food trucks. They could identify if they wanted to include trailers, but right now, they were talking about actual wheeled carts that someone had to push.

Allen noted that the ordinance had said food trucks were not allowed in residential areas, but he had lived in two neighborhoods that had food trucks on the weekend. Reed said she didn't know how that occurred, but no one had come into their office for a permit.

He then asked her if she knew why pushcarts were not allowed in the first place. She said she did not.

Halverson asked if Council had expressed any preference? They had not, other than to ask that the discussion be opened, Reed replied.

If pushcarts were treated the same as a mobile food truck, he continued, was it correct that they would have to be approved and permitted by the City? Reed said that was right. Currently, food trucks had a detailed process that required obtaining a vending permit then a permit for the vending site, and she thought that process should be continued for pushcarts, if they decided to allow them. Halverson asked about a business license, and Reed said she would have to go back and look at that.

He mentioned that the food truck regulations did not permit alcohol, which he thought would be good to carry over to the pushcarts, but he could foresee a pushcart owner coming forward in the future to ask for a variance in order to obtain

an alcohol permit. Reed said it wouldn't be a variance request, because variances were not used to allow a particular use. Also, to gain a variance, you had to identify a hardship. However, she could see someone requesting some type of provision to allow alcohol sales.

Ritenour was curious about how many requests there had been. At least one had reached out to an elected official, Reed remarked, and she said their office might have had a couple of inquiries. He asked if pedal carts would be allowed, and Reed offered to add that language, if the Commission was interested.

He mentioned a few items in Section 908.10(f) that might need to be specified applying only to a food truck. Section 908.1 (f)(8) said "The following safety regulations shall apply to any and all vehicles operating under this article or used for mobile food truck establishments:

(a) Vehicles shall be equipped with a reverse gear signal alarm with a sound distinguishable from the surrounding noise level.

(b) Vehicles shall be equipped with two rear-vision mirrors, one at each side, firmly attached to the outside of the vehicle, and so located as to reflect to the driver a view of the street to the rear, along both sides of the vehicle."

He also said another section required that the license be displayed on or adjacent to the ordering or serving window.

Reed offered to go back and review those provisions and add some language to identify where it might not apply to a pushcart.

Ritenour wanted examples of LUC areas and asked if the Aberdeen Shopping Center was zoned LUC, saying pushcarts might be a good fit there because there were already food trucks there for the Farmers Market. What were some areas with residential components?

Reed said the Lexington Park neighborhood on SR 54 East across from Publix was LUC. Ritenour said Somerby was LUC, too. Reed commented that food trucks could attract people who were not residents of the neighborhood, bringing in traffic and possibly causing disruption to the area. Ritenour wondered if a 30-foot distance from residences would be sufficient, pointing out that food trucks generally had generators running. Reed told him that distance was just for pushcarts. Hooks pointed out that another LUC, not yet built, was the development near Smokerise Corners on SR 54 East at Sumner Road.

Ritenour pointed out that the suggested language did mention the 30-foot rule as applying to mobile food trucks, and Reed said that was correct, and she had been mistaken. They could either remove mobile food trucks or expand the distance, Ritenour suggested, and Reed asked what the Commission wanted.

Allen was concerned that they were being too restrictive. If a neighborhood wanted to have a food truck or pushcart come in on a weekend, they should be allowed to do so, he stated. If someone wanted to complain, they could take it up with the homeowners association.

Ritenour verified that, as of right now, the ordinance prohibited mobile food trucks in residential areas. Reed said that was her interpretation of the ordinance, and Ritenour noted they would have to totally change the language of the ordinance to allow that. He said he understood where Allen was coming from and thought this could be managed by having neighborhoods get a special permit for a food truck, much as people had to do for yard sales. Staff could then review and approve or deny it.

The HOA should be able to make a request and have a standing permit, Allen said, again saying that residents could voice their complaints to the HOA. He reported that Planterra Ridge had food trucks twice a month, and he thought it would be a burden on the HOA and on staff to have to apply for and review a permit every two weeks.

Ritenour said he didn't think there was a provision for a standing permit; everything was a one-time request. Allen thought that could be changed.

Allen said he often ate from food trucks and pushcarts when he lived in Washington, D.C., and the pushcarts hung their licenses where they could be easily seen. Those mobile vendors were required to follow the same health regulations as a restaurant. He said he thought it was a fantastic idea to allow pushcarts.

Ritenour agreed with allowing pushcarts but was concerned about allowing food trucks to park in residential areas without having any type of request for approval. He thought that might put an undue burden on neighborhoods that did not have an HOA. It seemed they all supported allowing pushcarts, and it might be a discussion for Council to decide what they wanted to allow in residential neighborhoods without a special use request, he remarked.

Allen asked what if he wanted to have a party with a food truck at his home for the baseball team he coached? Ritenour said that was not permitted the way the ordinance was written now. He said the question was whether they were prepared to take the next step and open up the entire city to food trucks and pushcarts or just keep it to LUC/LUI areas.

Gant said he didn't see why an HOA couldn't get a year-long permit. Ritenour said he didn't know if there was a provision to allow for a blanket request like that. Hooks replied that special use permits were allowed only four times a year and were good for 120 days. That did not mean you could hold the event for that many days; the application asked for specific dates. Ritenour pointed out that they were

now getting into other ordinances.

Reed wanted to be clear that when she introduced the conversation, it did not include adding solely residential zoning. She included mixed-use districts, and LUC and LUI both allowed for a residential component. Ritenour said he thought they understood that, but their discussion had gone further to ask if they needed to open it up for all residential.

Ritenour asked Halverson for his opinion, and he said the conversation should be limited to pushcarts. If they wanted to open it up to any residential neighborhood, that neighborhood should have to go through the permitting process.

Ritenour said he felt this was a bigger discussion, and they needed Council's opinion before allowing anything in areas zoned strictly residential. They needed to look at the Ordinance and see what could be done regarding issuing one-time permits, and there would have to be some provisions for neighborhoods without HOAs if they did that. Right now, though, he just wanted to focus on getting the pushcarts out there, at least in the areas currently permitted for food trucks.

Allowing the sale of goods on residentially-zoned land for long periods of time would effectively be a change in the land use, Reed pointed out, turning it into mixed-use by giving something zoned R-2 or R-3 the allowance of an LUR, she explained.

Ritenour likened this to their recent deliberations on microblading. They knew it was occurring in the city, but there were no provisions to cover it at the time. They knew there were food trucks coming to neighborhoods. Did they want to allow them to be permitted as special events? Should they not be permitted at all? That was up to Council. He said it was a question that needed to be asked because they knew it was occurring.

Allen asked where an ice cream truck fell in this? Reed said that issue had come up in other communities where she had worked, and there was no standard answer. They were a type of food truck but were not zoned because they were not locked into a site. Ritenour said that could be added to the conversation.

Allen said he felt the language that prohibited food trucks in residential areas was too restrictive, and he wanted to talk further about it. However, he was okay with pushcarts.

Health was Gant's major concern. Ritenour said they would have to have a health department rating like a restaurant, with Reed agreeing that owners would have to go through the Health Department to receive the required clearances. The owners would have to present a letter saying they had received Health Department clearance. The Health Department permit with a grade would be displayed on the truck or pushcart.

Gant asked if Reed had looked at how other cities handled pushcarts, and Reed said she had not, but she would if, as they did with most text amendments, they carried this over to another meeting. There were several things that had been brought up that she wanted to look into more thoroughly and bring them back for discussion at a future meeting.

Ritenour agreed, saying he believed they were all in favor of pushcarts, and he could envision them in several spots around the city. However, they had some questions and concerns, and Reed said it was the “how” that was causing issues. Ritenour asked her to look at the language in section (f) that talked about motor vehicles.

Member/Staff Topics

1. July 27, 2026 Meeting

There were no agenda items for the July 27 meeting, Reed stated, and they would need a vote if they decided to cancel that meeting. There was nothing for August 10, but there would be some items on August 24. Ritenour asked if they could meet on the Unified Development Ordinance (UDO) on July 27. He asked if Reed could be ready with the additional information on food trucks for that meeting, and she said she would need a little more time, probably until the August 10 meeting.

Ritenour said if the only thing on the August 10 agenda was the pushcart/food truck text amendment, he was in favor of canceling that meeting, too. Reed said Council had not indicated that this amendment was urgent.

Allen moved to cancel the July 27, 2026 Planning Commission meeting. Gant seconded. Motion carried unanimously.

Ritenour asked about cancelling the August 10 meeting, but Hooks said she had received an item that could possibly be for the 10th. Ritenour said they would assume it would be ready and leave that meeting on the schedule for now.

2. UDO Consultant (Inspire) Update

Reed said they were excited with the work that UDO consultant Inspire was doing. They would be going to Council on August 6 and talking with the UDO Steering Committee on August 24.

Adjourn

There being no further business, Gant moved to adjourn at 7:23 p.m. Halverson

seconded. Motion carried unanimously.

Martha Barkdsdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 10, 2026

SUBJECT: Text Amendment to the General Provisions of the Zoning Ordinance, specifically Section 908.10, to consider push carts as a mobile food truck operation

Recommendation:

Staff recommend consideration of the text amendment referenced below. City Council presented this item to city staff on June 4, 2026.

Discussion:

During the July 13, 2026, Planning Commission meeting, staff presented the initial findings of installing a use for Pushcarts as a Permitted Use.

Discussions pertained to the following:

1. Planning and Zoning staff received direction from the City Council to initiate a text amendment to the Zoning Ordinance to consider permitting pushcarts as a land use within the city limits.
2. Currently, pushcarts are prohibited under the City's Zoning Ordinance pursuant to Section 908.10(7), Mobile Food Truck Standards.
3. During the City Council meeting on August 6, 2026, staff requested policy direction regarding whether pushcarts should be permitted within residential zoning districts or limited to commercial and industrial zoning districts. City Council directed that pushcart operations be permitted only within commercial and industrial zoning districts.
4. The proposed text amendment and accompanying staff recommendations have been revised to reflect the direction provided by the City Council.

Budget Impact:

None

Attachments:

1. Sec. 908. Accessory uses 8.6.26

Sec. 908. Accessory uses.

In addition to the principal uses permitted within the zoning districts established by this ordinance, it is intended that certain uses customarily incidental or accessory to such principal uses shall also be permitted.

For the purposes of this ordinance, each of the following uses is considered to be a customary accessory use, and may be situated on the same zoning lot as the principal use or uses for which it serves as an accessory:

(908.1) *Uses accessory to dwellings:*

- (a) Private garages.
- (b) Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
- (c) Structure for a children's playhouse and the storage of children's play equipment.
- (d) Private kennel in any zoning district designated for residential use, with the stipulation that no more than three dogs or cats (total) four months of age or older shall be kept on a single premise at any one time. A permitted kennel shall not be maintained in such a way as to constitute a nuisance to any adjoining property.

The keeping of animals as identified within the ER and AR zoning districts shall abide by regulations established within those districts.
- (e) Private swimming pool and bath house or cabana.
- (f) Private tennis courts provided that lights are not used in conjunction with their use in any residential zoning district other than R-43, ER and AR. A private tennis court as contemplated by this section may be surrounded by a fence up to ten feet in height; and if said fence is a chain link fence, it must be coated with green vinyl.
- (g) Noncommercial garden, including a greenhouse and other customary garden structures not over eight feet in height.
- (h) Private boat docks and boathouses on zoning lots adjoining a water body to which the residents of the principal building have legal access rights.
- (i) Pump and well houses for on-site water systems.
- (j) Decks, patios, bar-b-que grills and other such facilities.
- (k) Fences, walls, exterior lighting fixtures, and other general landscaping and site development facilities.
- (l) The term "recreational vehicles" as used herein shall refer to travel trailers, camper pick-up coaches, motorized homes, boats, personal watercraft (e.g., jet skis, etc.) and trailers associated with boats and personal watercraft.

Recreational vehicles may be stored on a residential zoning lot within an enclosed garage or carport attached to the primary structure or constructed as a freestanding structure in accordance with applicable building setbacks. The exterior building and roof materials, roof pitch and color scheme of a freestanding garage or carport shall be similar to the building and roof materials, roof pitch and color scheme used on the primary structure on the zoning lot.

Recreational vehicles stored on a residential zoning lot that are not located within an enclosed garage or carport shall be parked in accordance with city ordinances and shall not be located in front of or at the side of the primary structure on the zoning lot.

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- (m) No accessory use permitted by this section shall be constructed for the purpose of conducting commercial activities outside a permitted dwelling on a zoning lot.
 - (n) No accessory use permitted by this section shall be constructed for the purpose of providing separate, self-contained living quarters outside a permitted dwelling on a zoning lot, except in ER estate residential, AR agricultural[-Reserve], and R-43 residential zoning districts. Self-contained living quarters are considered as a minimum to include kitchen facilities, a bath, and a bedroom area.
 - (o) For purposes of interpreting and administering paragraphs (m) and (n) above, accessory uses cannot be attached to and made a part of a permitted dwelling by extended hallways or breezeways; rather, in order to qualify for use as an area for a home occupation or for living quarters, the space must be within and be an integral part of a permitted dwelling.
 - (p) Temporary accessory storage units such as portable on-demand storage units (PODS or similar), box trailers, cargo containers or cargo boxes, or dumpsters for the purpose of storage of household items or construction tools and materials, may be permitted for a period not to exceed 30 days. When used in conjunction with a renovation or new residential construction project, they must be removed within 30 days of the approved final inspection or the building permit expiration.

Temporary accessory storage units must be placed on a drive, parking area, or any other hard-surfaced area on the property except when the construction of renovation project will not allow for the use of these areas. Temporary accessory storage shall not be placed on a street or other public area without the approval of the planning and development director or his/her designee. Temporary accessory storage units shall not be required to meet the setback requirements or color standards of other permitted accessory buildings or structures due to the temporary nature of their use on site.

- (q) Notwithstanding any other provisions of this ordinance, coops and enclosed runs for female pullet or hens (*Gallus gallus domesticus*), also known as backyard chickens, subject to the following performance standards and criteria:
 - (a) No chicken shall be permitted on any zoning lot containing a dwelling other than a one-family residential dwelling as defined by this zoning ordinance.
 - (b) Roosters, ducks, geese, turkeys, peafowl, guineas, quail, and pheasants are not permitted.
 - (c) Chickens are maintained for personal pets and/or for egg production, but not for meat productivity or breeding. Sale of eggs, chicks, and chicken meat is prohibited.
 - (d) The minimum lot size for keeping backyard chickens is 20,000 square feet.
 - (e) The maximum number of chickens permitted per lot size shall be as follows:
 - i. Lot size 20,000 square feet to 42,999 square feet = eight chickens.
 - ii. Lot size 43,000 square feet or larger = ten chickens per acre, or fraction thereof, up to a maximum of 30.
 - (f) Chickens shall be kept within an enclosed coop (a covered house or structure that provides chickens with shelter from weather and with a roosting area protected from predators) or run (fenced or wired area).
 - i. Coops and runs shall be located in the rear yard only.

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- ii. Coops shall be located at least 20 feet from any property line and shall not exceed eight feet in height above the existing ground at its eave line or 12 feet above the existing ground at the highest point of its roof.
 - iii. Coops shall have a roof and a minimum of four square feet in area per chicken over the age of four months.
 - iv. Runs shall be a minimum area of ten square feet per chicken over the age of four months.
 - v. Fencing and wiring shall comply with the city's fencing regulations.
 - vi. Property owners who elect to keep backyard chickens consent to inspections of their property upon complaint to the code enforcement department as related to backyard chickens.

(g) Backyard chickens, coops, and runs must be kept in sanitary conditions and shall not be a public nuisance as define by the state and within chapter 51 of this Code.

(908.2) Uses accessory to churches:

- (a) Off-street parking area for the use of members and visitors to the church.
- (b) Religious education building, including an assembly room that may be used for church-related recreation activities.
- (c) Parsonage, pastorium or parish house, including any use accessory to a dwelling as permitted in subsection (908.1).
- (d) Fences, walls, exterior lighting fixtures, and other general landscaping and site development facilities.

(908.3) Uses accessory to businesses and industries:

- (a) Off-street parking areas for customers, clients, and employees.
- (b) Off-street loading facilities.
- (c) Central trash collection dumpsters, provided they are effectively screened from view from any adjoining streets.
- (d) Completely enclosed buildings for the storage of supplies, stock, merchandise, and equipment.
- (e) Repair or service facility incidental to the principal use, provided that the operation of the repair or service facility does not constitute a nuisance to adjoining properties, and the operation is not otherwise specifically prohibited in the zoning district.
- (f) Exterior display and sales facilities including on-site signs, provided such use is not otherwise specifically prohibited in the zoning district.
- (g) The open, outside storage of building materials, junk, salvage, and inoperative vehicles is prohibited unless specifically permitted in the zoning district, and such use is properly screened from view from adjoining streets and properties.
- (h) Fences, walls, exterior lighting fixtures, and other general landscaping and site development facilities.
- (i) Outdoor display of merchandise, provided that the display of merchandise is in compliance with section 908.7.

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- (j) Special events, provided that a special event permit is issued for the event in compliance with section 908.11.

(908.4) Uses accessory to agriculture:

- (a) Dwellings, including any use accessory to a dwelling as permitted in subsection (908.1).
- (b) All structures and facilities commonly associated with the operation of the permitted agricultural activities, unless otherwise specifically prohibited.

(908.5) Uses accessory to open space: All structures and facilities commonly associated with the operation of the permitted uses in OS zoning districts, provided such structures and facilities are not otherwise specifically prohibited in the district.

(908.6) Accessory use standards:

- (a) No accessory use structure shall be located in the rear setback area of any residential zoning lot that is less than 50 feet wide at the rear property line.
- (b) If a residential zoning lot is at least 50 feet wide at the rear property line, a single accessory use structure with an area of no more than 100 square feet may be located in the rear setback area.
- (c) If a residential zoning lot is at least 100 feet wide at the rear property line, two accessory use structures may be located in the rear setback area provided the total combined area of the structures does not exceed 125 square feet.
- (d) No accessory use structure which is allowed to encroach into the rear setback area of any residential zoning lot in accordance with the provisions of this ordinance shall be located closer than three feet to the rear property line, nor shall any encroaching structure exceed eight feet in height above the existing ground at its eave line or 12 feet above the existing ground at the highest point of its roof.
- (e) The color scheme of an accessory use structure shall blend with the colors of the primary structure on the same zoning lot, or shall be earth tones.
- (f) No accessory use structure intended to store flammable materials shall be located closer than 20 feet to the primary structure on the zoning lot, or any other primary or accessory structure.
- (g) The location and design of swimming pools and pool accessories are regulated by article X of the building and construction ordinance, [chapter 18].
- (h) Structures intended to be used as coops for chickens shall be located at least 20 feet from any property line.

(908.7) Outside display standards:

- (a) Commodities that are for sale or for lease as well as any other products and materials that are associated with a particular business shall not be displayed or stored outside in any commercial area unless:
 - (1) They are in an approved, permanent, fully enclosed space; and they are reasonably screened from public view;
 - (2) They are stored or displayed in accordance with the specific understandings and conditions of a site plan that has been approved by the planning commission as a part of the site plan review process;
 - (3) They are confined to an area no more than six feet from an exterior wall of the primary building on a zoning lot and they comply with the following requirements:

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- a. They do not encroach into a zoning setback area, a required buffer, or a landscaped area;
 - b. They do not interfere with pedestrian or vehicular traffic on the site;
 - c. They do not occupy more than 12 lineal feet of space along an exterior wall;
 - d. They are not stored or displayed outside for more than 24 consecutive hours; and
 - e. There is no sign that is legible offsite that is associated with the materials that are stored or displayed; or
 - (4) A temporary use permit is secured for such display or storage.
 - (b) A temporary use permit may be issued by the zoning administrator in accordance with the following criteria:
 - (1) No more than four temporary use permits may be issued for any zoning lot in any calendar year.
 - (2) No single temporary use permit shall be issued for more than seven consecutive days.
 - (3) Prior to the issuance of a temporary use permit, an applicant must submit an application to the city planner for city staff review and approval in order to assure that the proposed temporary use will not pose a health or safety hazard or be detrimental to the public welfare.
 - (4) No sign that is legible offsite shall be displayed in conjunction with the temporary use permit.
 - (c) Trucks making a delivery to a business in a commercial area shall not park in that area for more than two hours after the delivery is made. Trucks that are not making a delivery shall not park in a commercial area unless the owner of the truck is the owner of a business in the commercial area or unless the truck driver is actually doing business in the commercial area.
 - (d) No vehicle which displays advertising for a business in a commercial area (with the exception of a door panel sign not more than four square feet in area and no more than 48 inches above the ground) shall be parked so that the advertising is legible from a public street.
 - (e) Trucks over 20 feet in length, trailers, and tractors designed to be used with detachable trailers shall not be stored in a commercial area for more than two hours unless they are stored at a designated loading dock or at some other area designated for such storage on a site plan that has been approved by the planning commission as a part of the site plan review process.
 - (f) Products shall not be sold from any truck or trailer parked or stored in a commercial area unless they are in an area that has been designated for such use on a site plan that has been approved by the planning commission as a part of the site plan review process.
 - (g) No occupant of any vehicle that is parked in a commercial area for any reason shall be allowed to sleep overnight within that vehicle.
 - (h) Use of hand-held signage and/or costumes.
 - (a) As used in this subsection 908.7(h), the terms "hand-held signage" and "costume" shall be defined as follows:
 - (1) *Hand-held signage* shall mean any poster, display or device that contains any wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other

commercial activity and is to be held or displayed by a person and not affixed, either permanently or temporarily, to the ground; provided, however, that the term "hand-held signage" shall not include articles of clothing worn by a person including, and limited to, a shirt, coat, hat, sweatshirt, vest, pants, shoes, or socks, and shall also not include any sign that is affixed to a motor vehicle.

- (2) *Costume* shall mean an outfit worn to create the appearance or characteristics of a particular period, person, place, or thing and which is worn by a person to advertise or call attention to a business, product, or service or commercial activity.
- (b) In addition to signs otherwise permitted in this chapter, properties in commercial, office and industrial districts wishing to utilize hand-held signage and/or costumes may do so only by obtaining a permit under the following conditions and requirements:
- (1) **Application.** Prior to display and/or use of any hand-held signage and/or costumes, an application for a temporary special events permit shall be filed with the city planner. One permit shall be issued to cover all signs and devices during the period of permit coverage. All signs and devices to be covered by the permit shall be specifically described as to their size, color and wording as well as location on the premises.
 - (2) **Approval of property owner.** As a part of the application process, a letter must be provided from the owner of the property where the hand-held signage and/or costumes will be utilized indicating they are aware that hand-held signage and/or costumes will be utilized to advertise a business located on their property.
 - (3) **Fees.** Fees shall be as adopted by city council in the schedule of fees and kept on file in the city clerk's office.
 - (4) **Size.** The total size of all hand-held signage permitted under this section shall not exceed six square feet. Hand-held signage shall not be thrown, tossed, spun, or otherwise maneuvered while being displayed.
 - (5) **Location.** Individuals utilizing hand-held signage and/or costumes shall not stand within a city, county or state-owned right-of-way, easement or greenbelt. The use of hand-held signage and/or costumes shall be limited to the property where the business being advertised is located (no exceptions). Individuals utilizing hand-held signage and/or costumes shall be located a minimum of 25 feet from a street or driveway intersection as measured from the back of curb or the edge of pavement if no curb exists.
 - (6) **Timeframe.** Each permit for hand-held signage and/or costumes shall be issued for no more than three consecutive days. There shall be no less than 30 consecutive days between the issuance of a subsequent permit for the use of hand-held signage and/or costumes for the same tenant and/or business.
 - (7) **Number of permits.** Each tenant and/or business shall be permitted no more than two permits each calendar year for the use of hand-held signage and/or costumes. Should hand-held signage and/or costumes be used for more than one tenant and/or business, a separate permit will be required for each tenant and/or business being advertised.
 - (8) **No more than one hand-held sign and/or costume shall be permitted as a part of each temporary special events permit. There shall be no more than one**

hand-held sign and/or costume used to advertise a business or retail center at any one time.

- (9) Non-profit organizations. These regulations shall apply to civic, not-for-profit, and other organizations holding special events and/or conducting events within the city.

(908.8) Farmer's market standards:

- (a) Farmer's markets are an occasional or periodic market where locally produced food and/or agricultural products are sold to the general public by individual vendors from open-air, semi-enclosed facilities or temporary structures. Individual vendors may sell food and/or agricultural products, provided the product is produced, processed, or manufactured in an establishment licensed by the Department of Agriculture.
- (b) Food and/or agricultural products include and is limited to vegetables, fruits, eggs, dairy products (milk, cheeses, yogurt, ice cream, etc.), meats, grains, baked goods, juices, other edible foodstuffs (chocolates, honey, jams, salsa, candies, etc.), flowers and other fresh or dried plant material.
- (c) Products shall not be sold from any truck or trailer parked or stored in a commercial parking area unless they are in an area that has been designated for such use on a site plan that has been approved by the planning commission as a part of the site plan review process.
- (d) Crafts, souvenirs, second hand merchandise and antiques shall not be sold at a permitted farmer's market.
- (e) Each vendor shall maintain and display a valid license from the Department of Agriculture or other agencies as required.
- (f) Farmer's markets shall be limited to property zoned for retail, commercial or industrial use.
- (g) In addition to the information required as a part of the city's special event permit application, each applicant for farmer's market shall provide, at a minimum, the following information no less than 30 days in advance of the scheduled event:
 - (1) Written consent from the property owner, property manager, leasing agent or lessee shall be provided indicating their approval of the farmer's market.
 - (2) A minimum of 50 off-street parking spaces shall be provided for patrons visiting the farmer's market. If adequate on-site parking is not available, the parking requirements must be met by designating parking spaces in an off-site parking area located within 1,000 feet of the proposed event. Written consent must be provided from the property owner indicating they have approved off-site parking on their property.
 - (3) Restroom facilities shall be provided for market vendors. A notarized letter from the property owner or individual business owner(s) allowing market vendors to use their restrooms during the duration of the event shall suffice.
 - (4) The special events permit application shall include all dates and hours of operation for the farmer's market. Farmer's markets shall be limited to no more than two days per week for no more than six hours per day. One permit shall be issued for the farmer's market and shall identify the specific dates and times that have been approved. Any changes to the approved permit shall be approved in advance.
 - (5) Name, address, e-mail and telephone numbers of the person(s) who will act as director or person in charge of the special event and be responsible for the conduct thereof.

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- (h) In determining whether or not to approve a special event permit for a farmer's market, the community development director may consider any factors reasonably deemed relevant for the proposed event including, but not limited to, the following:
- (1) Information contained in the application, or supplemental information requested from the applicant, is false in any material detail;
 - (2) The applicant failed to complete the application form after having been notified of the need for additional information or documents; or
 - (3) Another event permit or application has been received prior in time, or has already been approved, to hold another event at the same time and place requested by the applicant, or so close in time and place as to cause undue traffic concession, or the police department is unable to meet the needs for police service for both events.
 - (4) The time, size of the event will substantially interrupt the safe and orderly movement of traffic on or contiguous to the event site or route or will disrupt the use of a street or highway at a time when it is usually subject to traffic congestions.
 - (5) The size, nature or location of the event will present a substantial risk to the health or safety of the public or participants in the event or other persons.
 - (6) The location of the event will substantially interfere with any construction or maintenance work scheduled to take place upon or along the city streets or a previously granted encroachment permit.
 - (7) The event involves the use of hazardous, combustible or flammable materials which could create a fire hazard.
 - (8) The event will violate an ordinance or statute.
 - (9) Whether the special event appears to be primarily for commercial purposes with no general benefit to the city or the public.
- (i) The community development director or public safety personnel may, at any time, revoke or terminate a permit that has been issued for the event if conditions change so that the permit application could have been denied in the first instance or if continuation of the event presents a clear and present danger to participants or to the public.

(908.9) *Donation box standards:*

- (a) As used in this section, the term "donation box" shall be defined as follows:
- (1) *Donation box* shall mean any unattended container, receptacle, or similar device used for soliciting and collecting donations of clothing and/or other salvageable personal property. This term does not include any unattended donation box location within a building which is permitted by-right.
- (b) In addition to accessory uses otherwise permitted in this chapter, donation boxes may only be installed by obtaining a permit under the following conditions and requirements:
- (1) *Application.* Prior to delivery and/or installation of any donation box, an application shall be filed with the planning and zoning administrator or his/her designee identifying the size, color, and location of each donation box, as well as any signage proposed on the exterior, of the donation box. A permit shall be required for each donation box installed within the city limits.
 - (2) *Zoning.* Donation boxes shall only be permitted within the GC, LUC, LI, or GI zoning districts unless otherwise specified herein.

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- (3) *Approval of property owner.* As a part of the application process, a letter must be provided from the owner of the property indicating they are aware and approve the installation of a donation box on their property, including that they are aware of their responsibility to maintain the current operator contact information and, if necessary, maintain or remove the donation box if the operator does not follow the provisions of this ordinance.
 - (4) *Fees.* Fees shall be as adopted by city council in the schedule of fees and kept on file in the city clerk's office.
 - (5) *Size.* Donation boxes shall be limited to no more than 128 cubic feet (four feet wide × four feet deep × eight feet tall). The height of each donation box shall not exceed eight feet in height from finish grade to the highest point of the roof.
 - (6) *Color.* Donation boxes shall be painted or stained with a low reflectance and subtle, neutral or earth-tone color scheme. High-intensity colors, metallic colors, black, or fluorescent colors shall not be used.
 - (7) *Number of boxes permitted.* No more than one donation box shall be permitted on each zoning lot.
 - (8) *Location.* Donation boxes shall be installed on a paved surface but may not be located within a designated parking space, drive aisle, or loading area. Donation boxes shall not be located within any building setback or established buffer area. Donation boxes shall not be located in such a manner that they block sight lines on the subject tract as determined by the city engineer. To the extent feasible, donation boxes shall be placed so as to be inconspicuous as viewed from the public right-of-way.
 - (9) *Signage/contact information.* The total square footage for all signage on each donation box shall not exceed two square feet. No advertising shall be permitted on the donation box. An additional sign shall contain the following contact information: the name, address, email, and phone number of both the property owner/manager and operator, it too shall not exceed two square feet
 - (10) *Cleanliness of premises.* Donation boxes shall be maintained in good condition and appearance with no structural damage, holes, or visible rust, and shall be free of graffiti. All boxes shall be free of debris and shall be serviced regularly so as to prevent overflow of donations or the accumulation of junk, debris, or other material.
 - (11) *Revocation of permit.* Any permit granted pursuant to the provisions of this section may be subject to revocation for cause by the planning and zoning administrator (or his/her designee), including but not limited to, the failure to comply with this section or any other applicable provisions of the City Municipal Code.
 - (12) *Renewal of permit.* The term of the permit shall expire one year from the date of issuance. An operator may apply for permit renewal by submitting to the planning and zoning administrator before the expiration of the permit, a renewal application and associated fee.
 - a. No person to whom a permit has been issued shall transfer, assign, or convey such permit to another person.
 - b. Prior to expiration of the permit, the permittee may voluntarily cancel the permit by notifying the planning and zoning administrator in writing of the intent to cancel the permit. The permit shall become void upon the director's receipt of a written notice of intent to cancel the permit.

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- c. Donation boxes shall be removed when the property becomes vacant or is foreclosed upon.

- (13) *Approval/denial of permit.* The planning and zoning administrator shall approve a new or renewal permit application if he/she finds that no circumstances exist at the time the application is reviewed or existed at any time during which the previous permit was in effect that are inconsistent with any requirement in this section.
- (14) *Display of permit.* The operator of the donation box and the property owner shall be responsible for maintaining the permit for each donation box required by this section. The planning and zoning administrator shall inspect each donation box following its installation to ensure the donation box is installed in accordance with the approved permit. Once it is determined the donation box complies with said permit, a decal shall be affixed to the actual donation box or to the entrance door of the place of business indicating the donation box has been approved. The purpose of this decal shall be to notify city officers and employees that the donation box complies with the provisions of this chapter and the approved donation box permit application.

(908.10) *Mobile food truck standards:*

- (a) As used in this section, the terms below shall be defined as follows:
- (1) *Commissary* shall mean an approved catering establishment, restaurant, or other approved place in which food, containers or supplies are kept, handled, prepared, packaged or stored.
- (2) *Menu change* shall mean a modification of a food establishment's menu that requires a change in the food establishment's food preparation equipment or storage requirements previously approved by the Fayette County Health Department. The term "menu change" shall include, but is not limited to, the addition of potentially hazardous food to a menu, installation of new food preparation or storage equipment, or increasing storage capacity.
- (3) *Mobile food truck* shall mean a retail food establishment that reports to and operates from a commissary and is readily moveable. Said mobile food truck shall be a motorized wheeled vehicle which includes a self-contained kitchen where food is prepared or stored and from which food products are sold or dispensed.
- (4) *Mobile food truck vendor ("vendor")* shall mean the registered owner of a mobile food truck or the owner's agent or employee.
- (5) *Mobile food truck vendor permit ("vendor permit")* shall mean a document indicating the owner of an established mobile food truck has met the requirements of this ordinance and is licensed to operate within the City of Peachtree City.
- (6) *Mobile food truck vendor site ("vendor site")* shall mean a location where one or more mobile food trucks are located at any one time specifically for the purpose of selling merchandise in accordance with the provisions set forth within this ordinance.
- (7) ~~*Pushcart* shall mean any rubber-wheeled or non-self-propelled vehicle used for displaying, keeping or storing merchandise for sale. A pushcart may be moved without the assistance of a motor and does not require registration by the state department of motor vehicles. Products typically sold from a pushcart include commissary-prepared or pre-packaged food products, fruit, merchandise, drink or flowers (prohibited).~~
- (b) *Permit required.* It shall be unlawful for any person to sell, or offer for sale, food or beverages of any type from a commissary or mobile food truck without first obtaining a vendor permit as described herein.

Approved vendors shall only sell, or offer for sale, merchandise from approved vendor sites as described herein, except for city-sponsored events.

- (c) *Vendor permit application requirements.* An application for a mobile food truck vendor permit as described herein shall be submitted to the planning and zoning administrator or his or her designee for review and consideration and shall include, at a minimum, the following information:

- (1) Name of the mobile food truck vending business.
- (2) Owner's contact information.
- (3) Operator's contact information.
- (4) Make, model, dimensions and license plate number of the mobile food truck.
- (5) Photographs of food truck, to include all sides and all signage.
- (6) Location, dates and times of vending site operation.
- (7) A copy of approved permit from the Fayette County Health Department.
- (8) A copy of the current occupational tax certificate from where the business is licensed.
- (9) A copy of current liability insurance policy, issued by an insurance company licensed to practice in the state. Each vendor shall maintain no less than a \$1,000,000.00 liability insurance policy, protecting the vendor, the public and the city from all claims for damage to property and bodily injury, including death, which may arise from operation under or in connection with the permit.
- (10) Signature of applicant indicating agreement to the listed regulations.

A mobile food truck vendor permit shall be valid for 12 months from the date of issuance.

- (d) *Vendor site application requirements.* An application for a mobile food truck vendor site as described herein shall be submitted to the planning and zoning administrator or his or her designee and shall include, at a minimum, the following information:

- (1) Vendor sites shall be limited to private tracts of land within the GC General Commercial, OI Office Institutional, LI Light Industrial and GI General Industrial zoning districts.
- (2) The application shall include all dates and hours of operation proposed for the vendor site. Each vendor site shall be limited to operating no more than two days per week for no longer than six hours per day.
- (3) A separate application for each vendor site shall be submitted for approval prior to establishing a vendor site.
- (4) Written consent from the property owner(s), property manager(s), leasing agent(s) and/or lessee(s) indicating their approval of the vendor site.
- (5) A detailed site plan of the proposed vendor site indicating the location of each mobile food truck, generators, tables, trash cans, parking areas and traffic flow.

Each mobile food truck shall be located:

- (a) On paved surfaces only and shall not block drive aisles, access to loading/service areas, emergency access or fire lanes.
- (b) No closer than 30 feet from the right-of-way of an arterial highway (SR 54 and SR 74) and shall not be located within a landscape buffer or sight triangle.

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- (c) No closer than 15 feet from existing fire hydrants or transformers. The overall vendor site shall include no less than 15 off-street parking spaces for each mobile food truck. If adequate on-site parking is not available, the parking requirements must be met by designating parking spaces in an off-site parking area abutting the vendor site. Written consent from the owner of the adjoining property must be provided indicating they have approved off-site parking on their property.
 - (d) Within 200 feet of an existing brick-and-mortar restaurant during the hours when such restaurant is open to the public for business.
 - (e) Within 300 feet of a school or day care facility while that facility is in session unless written approval is established with that facility.

A mobile food truck vendor site permit shall be valid for the dates identified on the application only. Any changes to the approved permit shall be approved in advance by the planning and zoning administrator.

(e) *Aesthetic/signage requirements.*

- (1) Absolutely no flashing, blinking or strobe lights shall be used on or within mobile food trucks or related signage. All exterior lights with over 60 watts shall contain opaque hood shields to direct the illumination downward.
- (2) All signs used must be permanently affixed to or painted on the mobile food truck and shall extend no more than six inches from the vehicle. No sign shall flash, produce or reflect motion pictures; emit visible smoke, vapor, particles or odor; be animated or produce any rotation, motion or movement. No sign shall be internally illuminated.
- (3) A portable menu board measuring no more than six square feet in size may be placed on the ground within the customer waiting area. This sign shall be located no more than ten feet from the edge of the mobile food truck.

In no instance shall the portable menu board be located between the mobile food truck and any adjoining public road.

- (4) Mobile food trucks shall be maintained in good condition and appearance with no structural damage, holes, or visible rust, and shall be fully street legal. All vehicles shall be free of debris and shall be serviced regularly so as to prevent spills/deposits of oil/fuel, coolant, grease or other material.

(f) *Operational requirements.*

- (1) Mobile food trucks shall not conduct business within the city limits unless a valid permit has been issued as described herein.
- (2) The vendor permit shall be firmly attached to the window adjacent to the ordering or serving window and visible on the mobile food truck at all times.
- (3) Any driver of a mobile food truck must possess a valid driver's license issued by the state.
- (4) No sales or offers for sale shall be made from any mobile food truck between 9:00 p.m. and 5:30 a.m. unless such sale is in conjunction with a city-approved special event.
- (5) No structure, vehicle or equipment shall be left unattended or stored at any time on the vending site when sales are not taking place or during restricted hours of operation.
- (6) Each vendor shall comply with all state, federal and local health and safety regulations and requirements and shall obtain and maintain any and all licenses required by any other

health organization or governmental organization having jurisdiction over this subject matter.

- (7) Vendors may sell food and non-alcoholic beverage items only.
- (8) The following safety regulations shall apply to any and all vehicles operating under this article or used for mobile food truck establishments:
 - (a) Vehicles shall be equipped with a reverse gear signal alarm with a sound distinguishable from the surrounding noise level.
 - (b) Vehicles shall be equipped with two rear-vision mirrors, one at each side, firmly attached to the outside of the vehicle, and so located as to reflect to the driver a view of the street to the rear, along both sides of the vehicle.
- (9) Customers shall be provided with single service articles such as plastic utensils and paper plates. Each vendor shall provide no less than one waste container for public use.

Each vendor shall provide for the sanitary collection of all refuse, litter and garbage generated by the patrons using that service and shall remove all such waste materials from the vendor site before the vehicle departs. This includes, but is not limited to, physically inspecting the general area surrounding the vendor site for such items prior to the vehicle's departure.

Absolutely no dumping of gray water on public or private property shall be permitted.
- (10) The issuance of a permit does not grant or entitle the vendor to the exclusive use of any property or parking space.
- (11) All power required for the mobile food truck shall be self-contained. Mobile food trucks shall not use utilities drawn from the public right-of-way. No power cable or equipment shall extend across any city street, multi-use path, or sidewalk.
- (g) *Fees.* Permit fees shall be as adopted by city council in the schedule of fees and kept on file in the city clerk's office.
- (h) *Indemnity.* As a part of the permitting process set forth herein, any person or entity receiving a permit shall execute an indemnity agreement indemnifying and releasing the city, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever.
- (i) *Review of permit application.* In determining whether or not to approve a specific vendor permit or the location of a vendor site, the planning and zoning administrator may consider any factors reasonably deemed relevant for the application including, but not limited to, the following:
 - (1) Information contained in the application, or supplemental information requested from the applicant, is false in any material detail;
 - (2) The applicant failed to complete the application form after having been notified of the need for additional information or documents;
 - (3) Another permit or application has been received prior in time or has already been approved at the same time and location requested by the applicant;
 - (4) The size, nature or location of the vendor site will present a substantial risk to the health or safety of the public or participants in the event or other persons;
 - (5) The location of the vendor site will substantially interfere with any construction or maintenance work scheduled to take place upon or along the city streets.

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- (j) *Revocation and suspension.* Any permit granted pursuant to the provisions of this section may be subject to revocation for cause by the planning and zoning administrator (or his/her designee), including but not limited to the failure to comply with this section or any other applicable provisions of the Peachtree City Code of Ordinances.

(908.11) *Special Event Permit standards:*

- (a) As used in this section, the terms below shall be defined as follows:
- (1) *Special event:* The term "special event" or "event" shall mean any organized activity having as its purpose entertainment or recreation, such as a festival, celebration, foot race, concert, parade or march, rally or assembly which takes place on private property that is zoned to a non-residential zoning classification and impacts government services on public rights-of-way or may impact the health, safety or welfare of the public generally because of the nature of the assembly or the size of the assembly.
 - (2) *Special event team* shall mean the committee managed by the city's recreation and special events department that reviews events proposed on city-owned land per section 54-8. Special events occurring on public property and those that have city-wide logistical impacts shall be reviewed by the special event team.
- (b) A special event permit shall be issued by the planning director or his/her designee in accordance with the following criteria:
- (1) *Application:* Prior to erecting facilities or placing signage, an application for a permit shall be approved by the planning and development department. The application shall be signed by the property owner or legal agent of the site where the event will take place.
 - (2) *Public safety:* Applicant must demonstrate that the event will not pose a health or safety hazard or be detrimental to the public welfare and that adequate police and fire services have been arranged for the special event.
 - (3) *Parking and circulation:* Applicant shall estimate the anticipated number of attendees per hour and show that adequate parking and safe traffic circulation will be provided.
 - (4) *Tents, inflatables, and other temporary structures:* Tents over 100 square feet require approval from the fire marshal prior to the issuance of a special event permit. Temporary structures, tents and inflatables are not required to meet zoning setback requirements; however, none may be placed in a manner that creates a safety hazard for drivers and the general public. Generators shall be located to minimize impacts on surrounding parcels, and shall be turned off by 11:00 p.m. when the property on which the event occurs is directly adjacent to residentially zoned land or a city-owned greenbelt or greenspace. All other generators must be turned off by midnight.
 - (5) *Amplified sound:* Amplified sound must be turned off by 11:00 p.m. when the property on which the event occurs is directly adjacent to residentially zoned land or a city-owned greenbelt or greenspace. Amplified sound must be turned off by midnight for all other special events.
 - (6) *Timeframe:* The maximum number of special event permits to be issued to a single premises in a business, office or industrial district shall be four per year. Each permit shall be issued for no more than seven consecutive calendar days.
 - (7) *Signage and spectacular devices:* Signage and other spectacular devices shall comply with sections 66-5 and 66-19.
 - (8) *Fireworks:* Use of fireworks shall comply with State of Georgia standards.

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- (9) Waste and restrooms: Applicant shall demonstrate adequate access to restroom facilities. Applicant shall have a plan for disposal of waste generated from the special event.
 - (10) Obtaining a special event permit does not rescind the applicant from obtaining other permits required by city ordinances such as food vendor permits or alcohol licenses.
 - (11) A special event permit shall not be rejected based upon the message conveyed by the event or the persons proposed to be participating in the event. All decisions with respect to the special event shall be based solely on the criteria set forth in this section 908.11.

(908.12) Pushcarts:

(a) Pushcart shall mean any rubber-wheeled or non-self-propelled vehicle used for displaying, keeping or storing merchandise for sale. A pushcart may be moved without the assistance of a motor and does not require registration by the state department of motor vehicles. Products typically sold from a pushcart include commissary-prepared or pre-packaged food products, fruit, merchandise, drink or flowers.

(1) Vendor sites shall be limited to private tracts of land within the GC General Commercial, OI Office Institutional, LI Light Industrial and GI General Industrial zoning districts only.

(Ord. No. 171, 9-13-1979; Ord. No. 215, 10-2-1980; Ord. No. 358, 3-28-1985; Ord. No. 366, § 19, 5-22-1985; Ord. No. 404, 8-21-1986; Ord. No. 562, 4-18-1991; Ord. No. 563, 5-16-1991; Ord. No. 698, 11-5-1998; Ord. No. 859, 10-6-2005; Ord. No. 935, § 1, 2-21-2008; Ord. No. 999, § 1, 5-20-2010; Ord. No. 1027, § 1, 5-19-2011; Ord. No. 1032, § 1, 7-21-2011; Ord. No. 1052, § 1, 11-8-2012; Ord. No. 1097, § 1, 10-15-2015; Ord. No. 1127, § 1, 5-18-2017; Ord. No. 1134, §§ 1, 2, 9-21-2017; Ord. No. 1232, §§ 1, 2, 11-21-2024)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: August 10, 2026

SUBJECT: Landscape Plan, Royal Condos, 215 Northlake Dr. - **Postponed by Applicant**

Recommendation:

Discussion:

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 08/07/2026
Shayla Reed, Planning Director

DATE: August 10, 2026

SUBJECT: Building Elevations, Jeni's Splendid Ice Cream, 232 City Circle

Recommendation:

Should the Commission decide to approve this request, Staff has no recommendations.

Discussion:

Fusion AE has submitted exterior building modifications for Jeni's Splendid Ice Creams, a new tenant at The Avenue that will be located at 232 City Circle. The property is located adjacent to Highway 54, which is a major thoroughfare, and therefore an architectural review by the Planning Commission is required.

Architectural Design

The existing exterior is currently black and white painted brick with black awnings.

Existing Facade



The proposal for modification is as follows:

- New coat of paint - Benjamin, Moore Snowfall White, OC-118 (proposal mentions this color is a mall standard)
- Accent color 1 - Sherwin-Williams, Tricorn Black, SW6258 (proposal mentions this color is a mall standard)
- Accent color 2 - Sherwin-Williams, Obstinate Orange, SW6884 (Painted Sign)
- New awnings - Ferrari Vinyl fabric, Rainbow Stripe (3" stripes)
- New sconces - Thomas O'Brien, Academy 26" Angled Flynn Barn Light

Proposed Facade



Note: Signage will be reviewed by staff through a separate permitting process and is not being presented for your approval.

The tenant space is located in the HWY 54 Corridor Overlay District and therefore is subject to the GA 54 West Design Guidelines. The guidelines describe two styles, the Traditional style and the Updated 2020 style. The proposed modifications fall into the Updated 2020 style.

The following overlay district guidelines apply to this request for modification:

1. The Updated 2020 Style states building designs shall exhibit a sense of permanence and creative expression to create a combination of unique facades that express retail brands while utilizing materials and accents to create a thread of consistency.
 - *The proposed specialized awnings establish Jeni's retail brand and creates a unique facade. The proposal mentions Snowfall White (paint color for facade) is a mall standard color.*
2. Section 4B.4 establishes requirements for accent colors. It states that accent colors shall be limited to no more than 15% of the total facade area. In addition, accent bands on roofs, canopies, parapets, or other features shall be one of the primary colors of the development or be white or earth tone in color.
 - *Sherwin-Williams, Tricorn Black is proposed for an accent color on the cornice, which is a small portion of the overall facade. The proposal mentions this color is a mall standard. However, there currently does not appear to be much of this color in the overall development and almost all the remaining cornice in The Avenue a neutral cream color.*
3. Section 4B.7 regarding exterior materials for the Updated 2020 Style permits painted brick.

- *The proposal is to repaint the existing painted brick with a slightly different color.*

4. Section 4B.10 states canopies and awnings should be canvas, wood, metal, or similar material. Awnings and canopies shall not be internally illuminated. In addition, the images provided in the design guidelines include fabric canopies and pergolas.

- *The pergola shown in the proposal is existing.*
- *The awnings proposed are Ferrari Vinyl which is described as a high-performing vinyl mesh fabric. The heavy-duty mesh fabric regulates the thermal effect of the sun. This mesh fabric appears to be No internal illumination of the awnings is proposed.*
- *The proposal also includes adding fabric awnings for outdoor seating. Note: Section 4C.5 states 'the provision of outdoor seating for restaurants and other retail establishments is highly encouraged'.*

5. Section 4B.9 regarding architectural features describes permitted building elements. Among the images provided in this section is an example of decorative lighting.

- *The existing pergola has string lights installed.*

6. Section 4D.2 states accent lighting on the exterior of the buildings shall be directed towards buildings or landscaping and shall not create a glare for the driving public.

- *New sconces are proposed to replace the existing sconces. They will be directed towards the building to illuminate the building signage.*

The following guidelines from the Land Development Ordinance apply to this request for modification:

Section 725 establishes general goals for architectural design, including compatibility with surrounding development and architectural innovation.

- *The proposed facade expresses the unique brand identity of tenant.*

Sections 728 through 730 establish color requirements, which state that predominant colors should be neutral or earth tones. High-intensity colors, metallic, black, or florescent colors should not be used.

- *Snowfall White, proposed for the dominant facade color, is described as a bright with a soft touch of warmth.*

Awnings are encouraged for first floor retail uses to provide architectural interest and to encourage pedestrian activity. Solid colors are preferred over striped awnings, but striping is permitted if colors complement the character of the structure.

- *Colorful striped awnings are proposed to create the brand identity for Jeni's. The colorful striped awnings represent the festive atmosphere often associated with ice cream. The primary facade color is neutral, and the striped awnings provide a pop of color for an accent.*

Should the commission decide to approve this request, Staff has no recommendations.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Exterior Modifications Package
2. Proposed Exterior Sconce
3. Exterior Elevations



Jeni's Splendid Ice Creams

The Avenue

PEACHTREE CITY, GA
APRIL 10, 2026

VICINITY MAP | 232 CITY CIRCLE



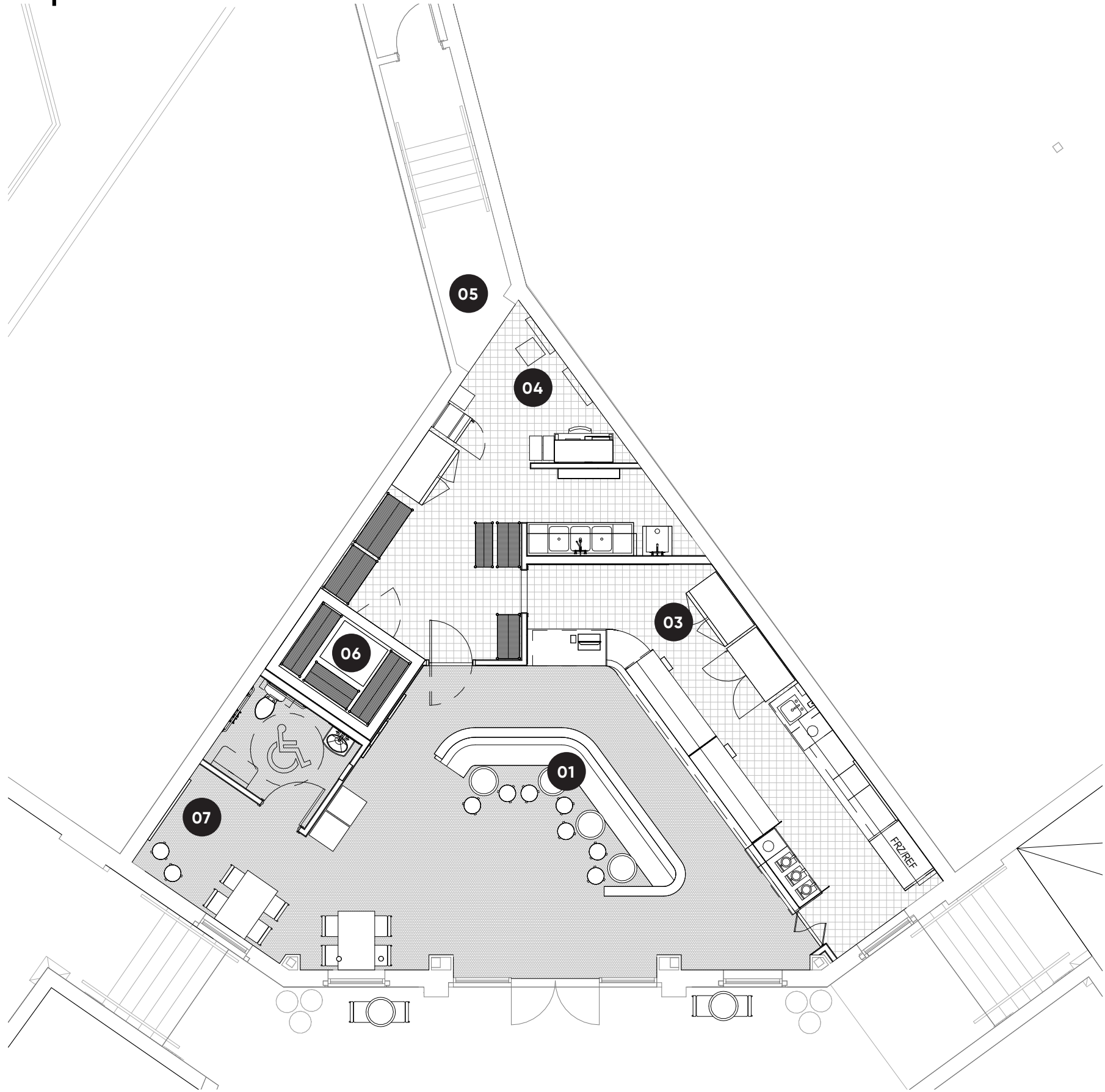
OPTION 1 | SITE PLAN



CONTEXT | SITE PHOTOS



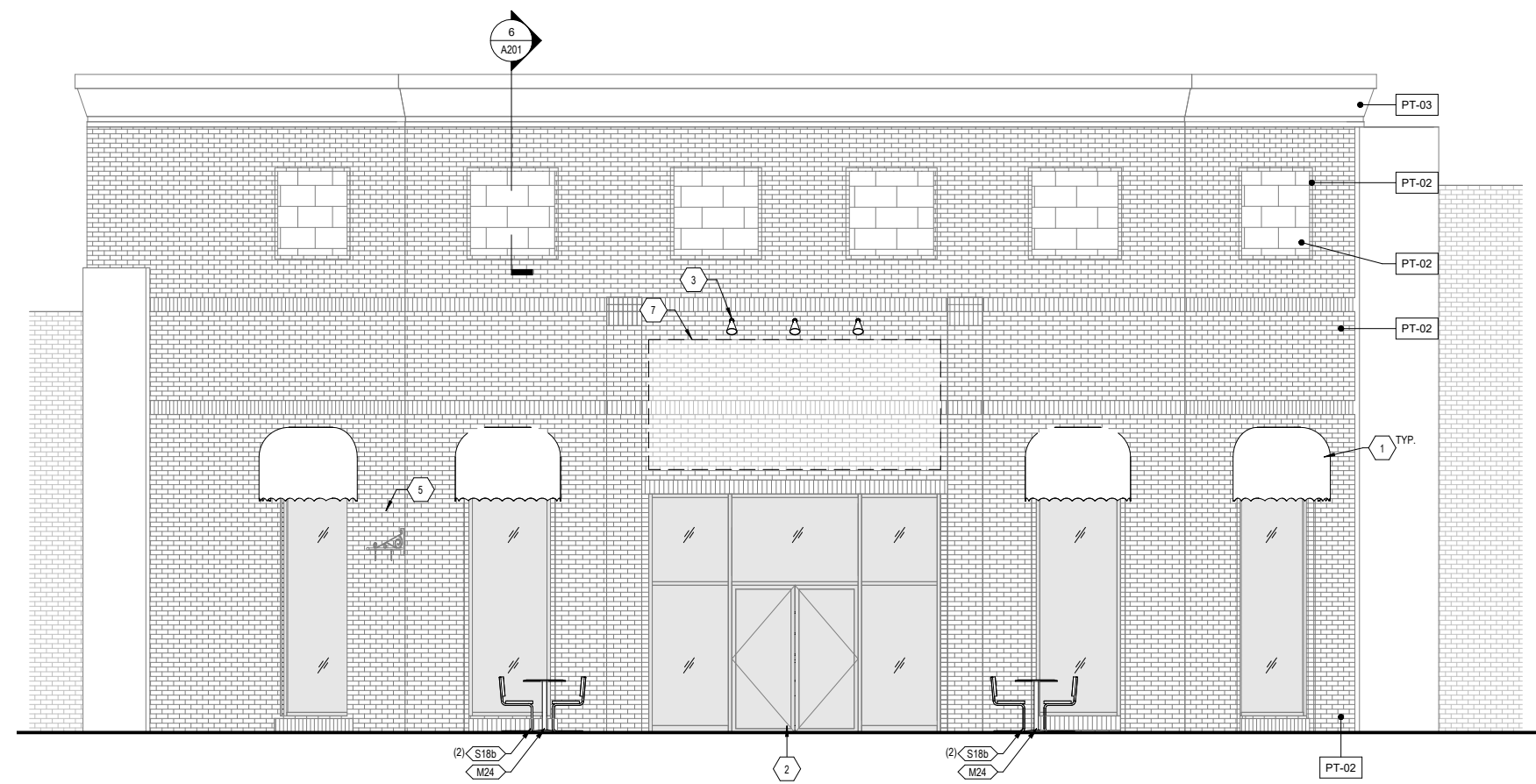
FLOOR PLAN |



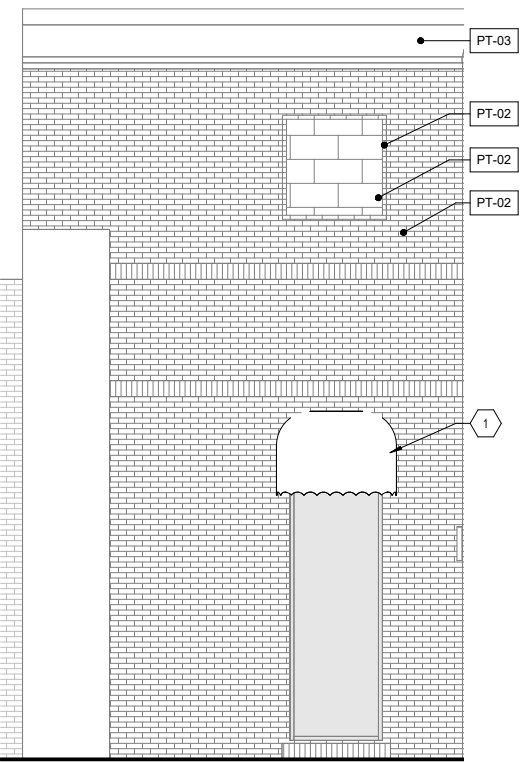
KEYNOTES

- 01 SEATING FEATURE
- 02 GALLERY WALL
- 03 SERVING LINE
- 04 EXISTING ELECTRICAL EQUIPMENT
- 05 EXISTING BACK CORRIDOR - NO WORK
- 06 WALK-IN FREEZER
- 07 CHILDREN'S CHALK BOARD

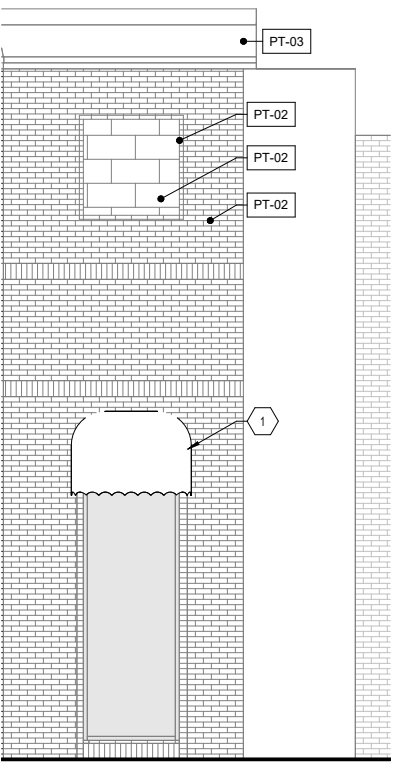
FRONT ELEVATION



1 FRONT ELEVATION
A201



3 SIDE ELEVATION
A201



2 SIDE ELEVATION
A201

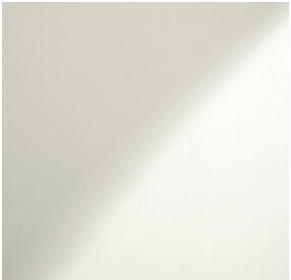
FRONT ELEVATION



KEYNOTES

- 01 JENI'S SIGN PAINTED ON EXISTING BRICK IN SHERWIN WILLIAMS "OBSTINATE ORANGE"
- 02 AWNINGS
- 03 TRIM APPLIED TO EXISTING SQUARE MOTIF

- 04 NEW PAINT ON EXISTING BRICK IN MALL STANDARD COLOR: BENJAMIN MOORE "SNOWFALL WHITE"
- 05 NEW PAINT ON EXISTING EIFS CORNICE IN MALL STANDARD COLOR: SHERWIN WILLIAMS "TRICORN BLACK"
- 06 NEW SCENCE TO REPLACE EXISTING



MALL STANDARD COLOR: BENJAMIN MOORE "SNOWFALL WHITE"



MALL STANDARD COLOR: SHERWIN WILLIAMS "TRICORN BLACK"



SHERWIN WILLIAMS "OBSTINATE ORANGE"

AWNING: PRECEDENT INFORMATION

EXAMPLE IMAGE



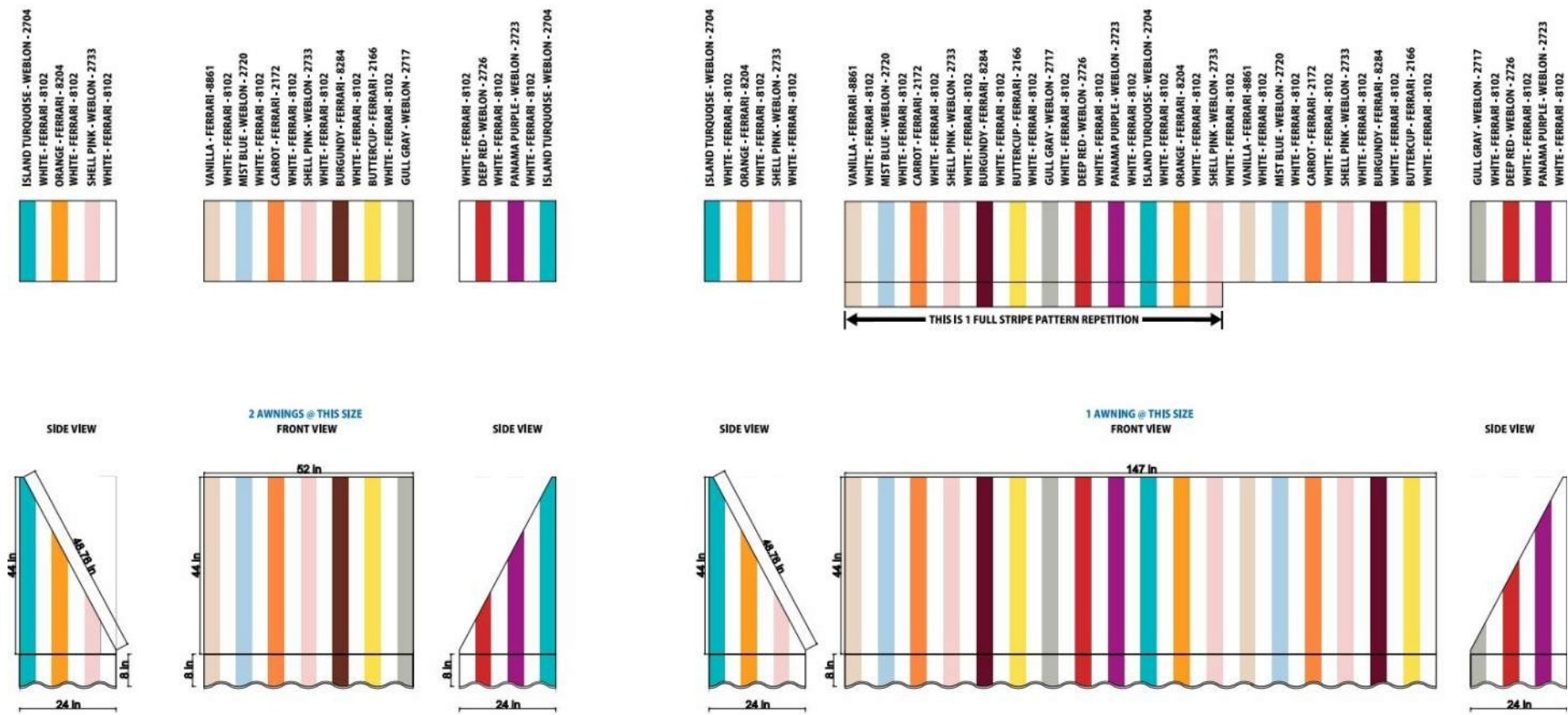
Awning - Rainbow Stripe

Rainbow Stripe Awning with vinyl fabric as follows:

- Vanilla -Ferrari Vinyl
- Mist Blue -Weblon Coastline Vinyl
- Carrot -Ferrari Vinyl
- Shell Pink -Weblon Coastline Vinyl
- Burgundy -Weblon Coastline Vinyl
- Buttercup -Ferrari Vinyl
- Gull Gray -Weblon Coastline Vinyl
- Deep Red - Weblon Coastline Vinyl
- Panama Purple -Weblon Coastline Vinyl
- Island Turquoise -Weblon Coastline Vinyl
- Orange -Ferrari Vinyl
- Shell Pink-Weblon Coastline Vinyl

3” stripes with White stripe (Ferrari Vinyl) between each of the above.

EXAMPLE PATTERN



Thank You
FOR YOUR TIME

TEAR SHEET



Academy 26\"/>

Item # TOB 2803HAB/S11-HAB

Designer: Thomas O'Brien

Height: 24.25"

Width: 12.5"

Extension: 26"

Backplate: 4.75\"/>

Finishes: HAB, MBK, SC

Shade Treatments: G, HAB, MBK, SC, WHT

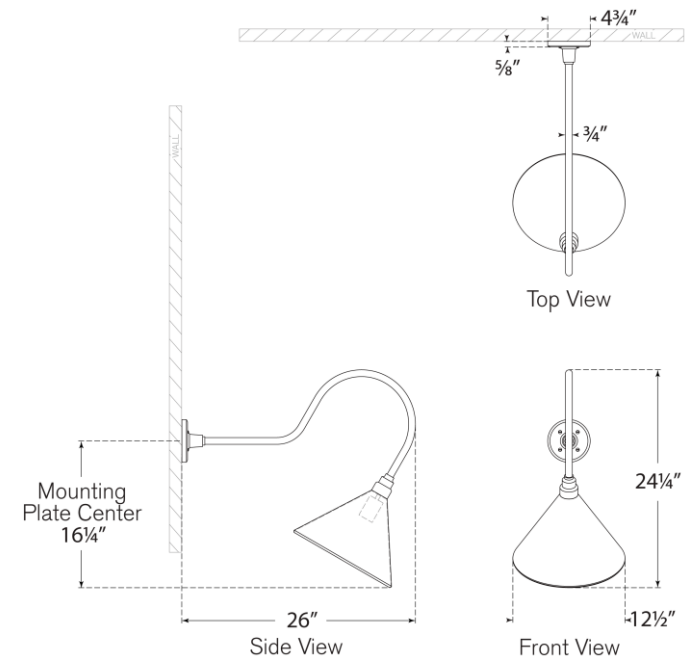
Shade Details: 12.5"

Socket: E26 Keyless

Wattage: 15 LED A19

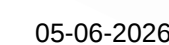
Weight: 6 Pounds

Note: 120V Configuration Only



VISUAL COMFORT & Co.





ISSUED: 2026-05-06 PERMIT AND BID

[illegible]

PROJECT NO: 26005

DRAWN BY: Author	CHECKED BY: Checker
SHEET SIZE: 30" x 42"	

EXTERIOR ELEVATIONS

A201

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A. ALL STOREFRONT AND EXTERIOR CONDITIONS ARE EXISTING TO REMAIN U.N.O.

B. PROTECT EXTERIOR AND ADJACENT AREAS DURING CONSTRUCTION

C. COORDINATE ACCESS AND ANY BARRIERS REQUIRED WITH LANDLORD. COORDINATE TEMPORARY WINDOW GRAPHICS OR SHIELDING DESIRED DURING CONSTRUCTION WITH OWNER

D. LANDLORD AREAS OUTSIDE OF SCOPE ARE SHOWN FOR REFERENCE ONLY. NEW EXHAUST FAN AT NORTH FACADE MUST BE COORDINATED WITH LANDLORD AS CONSTRUCTION WILL HAPPEN AT RESIDENT LOBBY. GC TO COORDINATE ACCESS TO LANDLORD AREAS WITH LANDLORD. GC TO VERIFY ANY CONSTRUCTION REQUIREMENTS WITH LANDLORD.

1 NEW BULLNOSE AWNING AT EXISTING WINDOW. REFER TO FINISH SCHEDULE
2 EXISTING STOREFRONT TO REMAIN, TYP. CLEAN EXISTING STOREFRONT,
3 REPLACE SEALANT AS NEEDED
4 NEW FIXTURE AT LOCATION OF EXISTING J-BOX
5 EXISTING WALL TO REMAIN
6 NEW BLADE SIGN, JENI'S STANDARD
7 EXISTING PERGOLA TO REMAIN. INSTALL STRING LIGHTS - LAYOUT AND SPEC TO
COORDINATE WITH JENI'S STANDARDS
NEW PAINTED SIGN - BY OTHERS

TAG	COLOR	DESCRIPTION	MANUFACTURER	MODEL	NOTES
PAINT					
PT-02	WHITE	PAINT ON FACADE: BRICK, STONE AND STONE SURROUND	SHERWIN WILLIAMS	SHW7005-PURE WHITE	REFER TO PAINT SPECIFICATION
PT-03	GREY	METAL COPING, GUTTERS, SCUPPER, AND DOWNSPOUTS	SHERWIN WILLIAMS	SHW7069-IRON ORE	REFER TO PAINT SPECIFICATION

PROPOSED EXTERIOR MODIFICATIONS WILL REQUIRE SEPARATE REVIEW.

1/4" = 1'-0"

1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

PATIO ELEVATION - PERGOLA SEATING

Proposed changes to the outdoor seating area; no changes to the existing pergola

PATIO ELEVATION - OUTDOOR DINING

KEY PLAN