



Planning Commission

Revised Meeting Agenda

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August 24, 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 August 10, 2026
7. **Old Agenda Items**
 1. Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements
 2. **Text Amendment to the General Provisions of the Zoning Ordinance, specifically 908.10, to consider push carts as a mobile food operation**
8. **New Agenda Items**
 1. Building Elevations - Modification to the Original Approval, J Alexander's, 100 Market Place Blvd.
 2. Landscape Plan, Daycare Facility, 1501 Georgian Park
9. **Member/Staff Topics**
10. **Adjourn**

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Planning Commission of Peachtree City
Meeting Minutes
Monday, August 10, 2026
6:30 PM

Call to Order

The Peachtree City Planning Commission met August 10, 2026 at City Hall. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Vice Chairman Andrew Kriz, Commissioners Jack Allen and Hans Gant, and Alternate Kenneth Hamner were in attendance. Commissioner Robert Halverson was absent. Also in attendance were Planning & Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale and IT Specialists Cody Alvarez, Lennon Dorris, and Alex Villanueva.

Pledge of Allegiance

Chairman Ritenour opened the meeting with the Pledge of Allegiance.

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

1. Planning Commission Meeting July 13, 2026

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

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

This had been discussed at the last Planning Commission meeting, and the Commissioners requested that Reed get Council's wishes on whether pushcarts should be permitted within residential zoning districts or limited to commercial and industrial zoning districts. Council directed that pushcart operations be permitted only within commercial and industrial zoning districts. Council also said pushcarts should not be included in the same standard as food trucks.

Reed explained that she had removed pushcarts from the mobile food truck standards and created a separate section for them. She had also made a few edits to the mobile food truck section, including adding the word "permit" to "vendor site permit application," since the permit was what was being requested. Another edit gave food truck vendor site applications a limit of 12 months from the date of

issuance, where previously there had been no limit for the time it could be used.

Reed summarized the new section for pushcarts, saying she used the same definitions provided previously in the code but removed the word “prohibited.” It stated that a vending permit and a vending site permit were required. The new section used language similar to that used for food trucks, but not identical. Reed had confirmed that the Health Department did regulate pushcarts just as they did food trucks and included that requirement.

Staff had decided that permits could be displayed anywhere on the pushcart. Again, she said permits would expire after 12 months, just as business licenses did.

The vendor site application requirements stated pushcarts would be allowed only in the General Commercial (GC), Office Institutional (OI), Light Industrial (LI), and General Industrial (GI) zoning districts, which was what Council had requested. Residential was not allowed. There should be provisions for waste disposal. The City Council would set the permit fees in its adopted schedule of fees. The site permit and the vending permit would have the same time limit, 12 months.

The final part contained requirements similar to food trucks with the added requirement that pushcarts not sell food or beverages similar to what was sold in nearby brick-and-mortar restaurants. Reed asked if the Commissioners wanted that stipulation added for food trucks.

Ritenour thanked her for doing this additional work.

Allen asked what Council’s thought process was on not allowing pushcarts in residential areas. Reed said they didn’t elaborate other than to say that was not their original intention.

Gant asked what if a homeowner’s association (HOA) wanted a pushcart to come to the neighborhood? Reed said that was not allowed.

Would pushcarts be allowed at Drake Field? Kriz asked, and Reed replied that restrictions did not apply to City-owned land.

He asked about long-term storage of the pushcarts. That was not mentioned in the ordinance, Reed stated, but it was understood that the pushcart would be removed from the vendor site when not in use. Kriz asked that it be specified. Maybe the owner of the land could provide storage when not in use, he said, because pushcarts were not as easy to transport as a motorized food truck.

He also thought it should be clearly defined where they could be stored in a residential neighborhood. Reed said a portion of the code identified that work vehicles could not be stored in front of a house. Kriz said he wanted this ordinance to state that it not be visible from the street if it was stored in the city limits. Reed

said there was a difference between a pickup truck and a large work vehicle. Kriz said he wanted to make sure pushcarts and food trucks were covered under this restriction.

Hamner referred to Section 908.10, which had a definition of pushcarts that was removed. However, that section had a lot of specifics about food trucks, including stipulations regarding signage. Did moving pushcarts to their own section mean those stipulations did not apply to them, Hamner asked. Reed said staff had discussed this and came up with other regulations for pushcarts, such as the one about placement of foldable menu boards. They did not feel all the regulations regarding food trucks applied to pushcarts.

Ritenour said he believed the provision prohibiting flashing lights from 908.10(e)(1) should be added to the pushcart section. He added that he concurred with Kriz's concerns about storage.

Hamner and Kriz both said they thought this looked good overall with the additions that had been suggested.

Allen asked why if they added 908.10(e)(1), they didn't add (e)(2). If a pushcart could use a battery to have flashing lights, it could also use a battery for motion pictures. Ritenour and Kriz agreed.

Reed said they didn't need a motion on these changes. They were giving her clarity on changes. Ritenour said it would be good to say pushcarts should be in good condition. Reed said that was (e)(1), and she would add it to the pushcart section.

Ritenour remarked that overall, this was a good thing for the city, although he understood there was some disappointment among the Commissioners regarding whether it should be expanded into residential areas. That was something they could bring up again in the future, maybe through a special use permit for neighborhoods.

Reed said it always took a start, and as time passed and the use became established, revisions could be possible. Allen, the major proponent for residential use, said he could understand not letting a truck just roll in, but didn't see why a neighborhood couldn't invite them in for a special event. He felt it was punitive to not allow it.

Reed said she would make the revisions and clarifications and put this on the August 24 meeting agenda for a vote.

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

This tenant space was in The Avenue, zoned Limited Use Commercial (LUC-13) and also part of the Highway 54 West Corridor Overlay District.

Hooks showed a photo of the façade as it now existed and another of a nearby pergola that would be left untouched except to update the furnishings for outdoor dining. A rendering of the façade after renovations showed the main color as Snowfall White, with an accent color of Tricorn Black for the front cornice piece. The lettering on the sign would be in Obstinate Orange, and Hooks reminded the Commissioners that signage approval was a separate permitting process. Colorful striped awnings would be added, along with sconces to highlight the sign area.

There were several items in the guidelines that applied to this request. The design guidelines allowed for either a traditional style or an updated 2020 style that said building designs should exhibit a sense of permanence and creative expression to create a combination of unique façades that expressed retail brands while utilizing materials and accents to create a thread of consistency. Hooks remarked that the proposed specialized awnings established Jeni's retail brand and created a unique façade. She also pointed out that Snowfall White and Tricorn Black were standard mall colors and were being used often for redevelopment in The Avenue. She indicated Hobnob and Biscuit Belly as examples.

The guidelines limited accent colors to no more than 15% of the total façade area. In addition, it required accent bands on roofs, canopies, parapets, or other features to be one of the primary colors of the development or be white or earth tone in color. Tricorn Black was a standard mall color, and, while it was not common at The Avenue, Hooks believed it would be more widely used as redevelopment continued. She added that painted brick was permitted in the design guidelines, and the façade would be painted in Snowfall White.

Canopies and awnings should be canvas, wood, metal, or similar material, according to the design guidelines and should not be internally illuminated. The proposal for awnings here was Ferrari Vinyl Fabric, described as a mesh fabric that regulated the thermal effect of the sun, and Hooks said staff felt this was a durable fabric. She said there would be umbrella-type canopies for the new seating area under the pergola.

The guidelines had provisions for outdoor seating, and it was highly encouraged, along with decorative lighting. The existing pergola had string lights, which would remain. The guidelines stipulated that accent lighting on the exterior of the buildings should be directed towards buildings or landscaping and not create a glare for the driving public. Hooks said she had confirmed that the new sconces would be directed towards the building to illuminate the building signage.

She said there also were some sections in the Land Development Ordinance

(LDO) that applied to this request. Section 725 established general goals for architectural design, including compatibility with surrounding development and architectural innovation. Hooks said the proposed façade expressed the unique brand identity of the tenant, while coordinating with other tenants that had updated their façades.

Sections 728 through 730 established color requirements, which stated that predominant colors should be neutral or earth tones. Snowfall White, proposed for the dominant façade color, was described as bright with a soft touch of warmth.

Awnings were encouraged for first floor retail uses to provide architectural interest and encourage pedestrian activity. Solid colors were preferred over striped awnings, but striping was permitted if colors complemented the character of the structure. The colorful striped awnings proposed here would help create the brand identity for Jeni's and represented the festive atmosphere associated with ice cream, Hooks stated, noting that the primary façade color was neutral, and the striped awnings would provide a pop of color.

Hooks concluded her report and said if the Commission decided to approve this request, staff had no recommendations. She again displayed the photos of some of the redeveloped areas at The Avenue, pointing out the striped awning added at Aerie.

The applicant said she didn't have anything to add, but they were excited about this new venture. She said they owned Super Chix at The Avenue for six years.

Gant asked if they were reviewing just the façade of the building or the pergola as well. Just the building, Hooks said. The pergola was mall space but was right in front of this location.

None of the other Commissioners had questions.

Hamner said he thought it looked great and was excited to have Jeni's at The Avenue. Kriz agreed.

Allen said he loved the idea, but he did not like the awnings and felt they detracted from the building.

Gant liked the design.

Ritenour thought Jeni's would be a welcome addition to The Avenue. He remarked that the striped awnings were distinctive but suited the store's character, recalling that the 54 Overlay revisions were intended to allow more creativity and that this proposal reflected that goal.

Kriz moved to approve the building elevations for Jeni's Splendid Ice Cream, 232

City Circle, as presented. Allen seconded. Motion carried unanimously.

Member/Staff Topics

Regarding the August 24th meeting, Reed said there were a few applicants that might be ready, but that wasn't confirmed. The pushcart amendment would be on that agenda, too.

Unified Development Ordinance (UDO) consultants, Inspire, also would speak about the native and invasive plant ordinance, and Reed explained their involvement, saying Inspire had looked at every text amendment and variance presented over the past few years, along with anything pending, such as the plant ordinance.

This included a peer review of the native plant draft ordinance to ensure that it met all State-level requirements. Inspire had flagged several instances where it did not. The revised version had been put before Council at its August 6th work session, and Council decided to return it to the Planning Commission so they could hear about the changes with the options of either sending it back to Council in its original form or taking the consultant's recommendations and sending that version back to Council.

That meant there would be two text amendments on the next meeting's agenda, plus whatever applications were ready to be heard. A UDO Steering Committee meeting would follow the Planning Commission meeting, Reed stated. Inspire had already updated Council and would do the same for the Planning Commission at the UDO meeting, adding that the amount of work they had gotten done in such a short time was impressive.

Kriz asked whether the text amendments would require public hearings, noting that hearings had already been held. Reed said she would have to check with the City Attorney because there was different language now in the plant ordinance. However, she thought a hearing for the pushcart ordinance would not be necessary since the suggested changes came about during the public hearing.

Allen asked if there were any surprises in the changes to the native plant ordinance, and Reed commented that the only thing that might be a surprise was that the consultant thought it might be an excessive burden to require nurseries to write letters saying a certain native plant was unavailable. The consultant had suggested re-write the ordinance to allow for substitutions of other natives.

She remarked that Hamner, who chaired the Steering Committee, was present to hear the report at the Council meeting. Hamner said he agreed that it was a great presentation and he was excited to be working with Inspire. He said most suggested changes in the native plant ordinance were administrative, such as organization and adhering to State laws, and they made sense to him.

Hamner said the timeline was one thing that had surprised him about Inspire, but in a

good way. He recalled that when the UDO process started, the committee established an aggressive timeline, saying they wanted the process complete by the end of 2026. That was not going to happen, but Hamner said he was pleased to hear Inspire tell Council that they intended to have this wrapped up with Council approval by March 2027.

Ritenour agreed that the Committee really didn't realize the scope of this project when they took it on, and he was glad to hear Inspire intended to be only three months past the original deadline.

Reed noted that the Comprehensive Plan update was happening at the same time, which was a fortunate coincidence because that meant that if something was envisioned in the Comp Plan, it could be placed in the Zoning Ordinance. Typically, when a Comp Plan was revised, the Zoning Ordinance would have to be revised to accommodate it.

She said she had found use tables to be great tools because they enabled anyone to easily see in what zoning classifications a certain use was allowed. Peachtree City currently did not have those, but they would be added during the UDO process. Reed said it would make it easier on the Planning Commission, staff, and the public. Inspire also included illustrations, which were another helpful tool.

Ritenour said he was looking forward to hearing from Inspire. Hamner cautioned that a lot had to happen to meet that March deadline. Gant said he watched Inspire's presentation online and thought it was informative. Hamner said he believed they got Council excited about the UDO.

Reed pointed out that the lead of this project had spent 12 years working in a planned community, so she understood Peachtree City's needs very well.

Adjourn

There being no further business, Gant moved to adjourn at 7:24 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: Shayla Reed, Planning Director

DATE: August 24, 2026

SUBJECT: Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements

Recommendation:

None

Discussion:

The UDO consulting firm, Inspire Placemaking Collective, LLC, has conducted a peer review of the draft ordinance for Article XI of the Land Development Ordinance that was prepared by the Planning Commission. Inspire has provided their findings for the Commissioners to review. Their comments are attached to this memo.

Native Plants are species that naturally occur in a specific region or ecosystem, having evolved and adapted to the local climate and environment over a long period. They are an integral part of the natural balance of the ecosystem and play a vital role in supporting local wildlife.

Invasive plants are non-native plants that spread aggressively, causing harm to the environment, the economy, or human health. They outcompete native species for resources like light, water, and nutrients, leading to a decline in biodiversity. Many invasive plants were introduced for ornamental or agricultural purposes but have since escaped cultivation and become problematic.

Relative Ordinances

[Article XI. - Vegetation Protection and Landscape Requirements](#)

Budget Impact:

None

Attachments:

1. PTC Plant Ordinance_Peer Review_v2

CITY OF PEACHTREE CITY

ORDINANCE NO. [XXXX]

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

DIVISION 6. NATIVE PLANT STANDARDS AND INVASIVE SPECIES CONTROL

Sec. 1134. Purpose.

The purpose of this Division is to promote ecological balance, water conservation, and long-term fiscal responsibility by requiring the use of native plants in regulated commercial, office, industrial, and institutional developments; prohibiting the planting of invasive species; and aligning planting standards with the City's existing tree, buffer, stormwater, and erosion control requirements.

Sec. 1135. Applicability.

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

1. Commercial, office, industrial, and institutional developments;
2. Parking lot landscapes and required tree islands associated with the above;
3. Buffer yards required by zoning ordinance for the following districts: GC, GI, LI, OI, LUC, and any other district where a landscape plan is required as a condition of development approval; and
4. Subdivision entrances and buffers where a landscape plan is required as a condition of rezoning approval.

(b) This Division does not apply to:

1. Individual residential yards;
2. Golf course playing surfaces (non-playing landscaped areas of golf courses must comply);
3. City-owned or City-operated properties, facilities, parks, roadways, or stormwater infrastructure. *(Note: The City's compliance with its own native plant goals shall be addressed through separate administrative policy.)*

- 3.4. Existing landscape areas within a site plan which are not impacted or modified by a site plan amendment.

(c) Applicability is determined at the time of landscape plan submission. Existing landscapes not undergoing redevelopment are not retroactively subject to this Division.

Sec. 1136. Native Plant Standards.

(a) Native Plant Percentage Requirement.

For all ~~regulated development and redevelopment site plans~~ subject to Sec. 1135(a), at least **60 percent** of the total plants shown on the approved landscape plan shall be native species, as defined in Sec. 1102 and referenced against the City's Approved Native Plant List established under Sec. 1137.

~~The 60 percent requirement applies to the submitted landscape plan as a whole. It is not calculated against minimum required quantities, caliber inch thresholds, or coverage minimums separately. It is simply 60 percent of all plants on the plan as submitted.~~

(b) Invasive Species Prohibition.

No species listed in Sec. 1138 (Prohibited Invasive Species) or identified by the [Georgia Invasive Species Council Georgia Exotic Pest Plant Council \(GEPPC\)](#) Category 1 or Category 2 list may be planted on any regulated site, regardless of the percentage calculation above.

(c) Flexibility and Substitution Provisions.

1. **Native species unavailability.** ~~If a required native species is unavailable, the applicant may request substitution with written documentation from at least two regional nursery suppliers confirming unavailability.~~ Substitutions must be functionally equivalent in canopy size, ecological role, and site tolerance, and must be selected from non-invasive species, ~~except two understory trees may be substituted for one canopy tree in order to meet the native planting requirements.~~
2. **Temporary placeholders.** Temporary non-invasive placeholder plants may be approved for newly seeded or establishment-phase areas, provided that replacement with approved native species occurs no later than the next full planting season.

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3. **Stormwater and erosion control exemption.** Where plants, trees, or grasses are specifically required by the *Georgia Stormwater Management Manual* (the Blue Book) or the *Georgia Soil and Water Conservation Commission Manual of Best Management Practices for Erosion and Sedimentation Control* (the Green Book), such plantings are exempt from the 60 percent native plant calculation under Sec. 1136(a). Those manuals take precedence over this Division in all areas of conflict related to stormwater management and erosion control.

Sec. 1137. Approved Native Plant List.

(a) The City shall maintain an Approved Native Plant List, organized by plant type, canopy size, site conditions, and permitted use context. The list shall be updated periodically as new regional data becomes available and shall be made available to staff, developers, landscape architects, and the public.

(b) Until a City-specific Approved Native Plant List is formally adopted and published, staff shall reference the **Georgia Native Plant Society's recommended species list for the Piedmont region** as the interim standard for determining native plant eligibility under this Division.

(c) The Approved Native Plant List shall not include any species listed in Sec. 1138 of this Division or in GEPPC Category 1 or Category 2.

Sec. 1138. Prohibited Invasive Species.

The following species ~~shall not be planted~~ are expressly prohibited on any site within the City of Peachtree City subject to this Division. In addition, all plant species designated by the Georgia Invasive Species Council (GISC) as Invasive Plants, Priority 1, Priority 2, Watch List, or Species of Concern shall be prohibited from planting within the City. Where any of the following species are discovered on a regulated site during development or redevelopment, they shall be removed and replaced with species from the Approved Native Plant List.

Trees

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

- [Golden rain tree \(*Koelreuteria paniculata*\)](#)
- [Chinese tallowtree \(*Triadica sebifera*\)](#)
- [Norway maple \(*Acer platanoides*\)](#)

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Shrubs and Woody Vines

- Chinese privet (*Ligustrum sinense*)
- Japanese privet (*Ligustrum japonicum*)
- Thorny olive (*Elaeagnus pungens*)
- Autumn olive (*Elaeagnus umbellata*)
- Leatherleaf mahonia (*Mahonia bealei*)
- Winged burning bush (*Euonymus alatus*)
- Wintercreeper (*Euonymus fortunei*)
- Nandina / Sacred bamboo (*Nandina domestica*)
- Multiflora rose (*Rosa multiflora*)
- Japanese spiraea (*Spiraea japonica*)
- Amur honeysuckle (*Lonicera maackii*)
- Japanese honeysuckle (*Lonicera japonica*)
- Shrubby lespedeza (*Lespedeza bicolor*)
- Sericea lespedeza (*Lespedeza cuneata*)
- Red sesbania (*Sesbania punicea*)
- Bigpod sesbania (*Sesbania herbacea*)
- [Japanese barberry \(*Berberis thunbergii*\)](#)
- [Glossy privet \(*Ligustrum lucidum*\)](#)
- [Coral ardisia \(*Ardisia crenata*\)](#)
- [Porcelain berry \(*Ampelopsis glandulosa*\)](#)

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Grasses, Groundcovers, and Herbaceous Plants

- Chinese silvergrass (*Miscanthus sinensis*)
- Fountain grass (*Pennisetum setaceum*)
- Nepalese browntop (*Microstegium vimineum*)
- Cogongrass (*Imperata cylindrica*)
- Alligator weed (*Alternanthera philoxeroides*)
- Marsh dayflower (*Murdannia keisak*)
- Japanese climbing fern (*Lygodium japonicum*)
- Vinca major (*Vinca major*)
- Vinca minor (*Vinca minor*)
- [Bamboo](#) — all running and clumping varieties, including but not limited to: *Bambusoideae* (subfamily), *Bambusa vulgaris*, and all species within *Phyllostachys*, *Pleioblastus*, and *Pseudosasa* genera
- [Garlic mustard \(*Alliaria petiolata*\)](#)
- [Japanese knotweed \(*Reynoutria japonica*\)](#)

Aquatic and Riparian Invasives

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

Other Invasive Vines

- Chinese wisteria (*Wisteria sinensis*)
- Japanese wisteria (*Wisteria floribunda*)
- English ivy (*Hedera helix*)
- Oriental bittersweet (*Celastrus orbiculatus*)

Sec. 1139. Alignment with Other Ordinances.

This Division shall be read in harmony with the following provisions of the Land Development Ordinance and applicable external standards:

(a) Sec. 1101 — Ecological Balance and Drought-Tolerant Plantings. Compliance with the native plant standards of this Division shall constitute compliance with the drought-tolerant and ecological planting objectives of Sec. 1101 where they overlap.

(b) Zoning District Buffer Requirements (Sec. 1006–1007; GC, GI, LI, OI, LUC). All required buffer plantings on regulated sites shall comply with the 60 percent native requirement of Sec. 1136(a). Nothing in this Division supersedes minimum buffer species or quantity requirements established by zoning ordinance; native species equivalents shall be used where available.

(c) Floodplain and Streambank Protection. All plantings in regulated riparian zones, floodplain buffers, and stream setbacks shall be 100 percent native species, selected from riparian-tolerant species appropriate to site hydrology. This standard supersedes the 60 percent requirement for those specific areas.

(d) Stormwater and Erosion Control Manuals. As set forth in Sec. 1136(c)(3), plants required by the Blue Book or the Green Book are exempt from the native percentage calculation and those manuals take precedence in all matters related to stormwater management and erosion control.

(e) Tree Protection Standards (Sec. 1101 et seq.). Preserved native trees on a regulated site count toward both canopy requirements and the native plant percentage. Replacement trees required under tree removal permits must be selected from the Approved Native Plant List to the extent available.

(f) Irrigation Standards. Permanent irrigation systems are not required in predominantly native landscapes. Temporary irrigation is permitted during the plant establishment period, not to exceed two full growing seasons.

(g) Conflicts. Where a conflict exists between this Division and any other section of Article XI or any other provision of the Land Development Ordinance, the more specific provision shall control. Any unresolved conflict shall be referred to the City Attorney for interpretation. Nothing in this Division shall be construed to conflict with mandatory requirements of federal or state environmental law.

Sec. 1140. Enforcement.

(a) Violations of this Division shall be enforced consistent with the enforcement provisions of Article XI of the Land Development Ordinance.

(b) Compliance with the native plant percentage shall be verified by City staff at the time of landscape plan review and, where applicable, at the time of final landscape inspection.

(c) Where prohibited invasive species listed in Sec. 1138 are discovered on a regulated site during development or redevelopment, the City may require removal and replacement with approved native species as a condition of certificate of occupancy or final approval.

(d) The City's senior planner or designated landscape reviewer shall conduct landscape inspections to verify compliance. Where botanical identification questions arise beyond staff expertise, the City Arborist shall serve as the final authority on species classification for enforcement purposes.

DOWNSTREAM ORDINANCE IMPACTS

Here is every other section of the Land Development Ordinance that will need attention as a result of this ordinance passing.

1. Sec. 1122 — Recommended Plant List for Public Property Trees

Impact: Advisory — no action required before adoption. Because Sec. 1135(b) exempts city-owned property from this Division, the invasive species ban in Sec. 1138 does not legally apply to city plantings. No enforceable contradiction exists. The city should nonetheless consider auditing and updating the Sec. 1122 species list at a future date for internal consistency and to model the ecological standards this ordinance promotes for private development.

2. Sec. 1102 — Definitions

Impact: Requires addition. As noted above, definitions for 'Native Plant,' 'Invasive Plant,' and 'Regulated Site' do not currently exist in Sec. 1102. All three must be added prior to adoption. Without them, the ordinance references undefined terms and is vulnerable to interpretive challenge at enforcement.

Species, invasive. A species that is 1) non-native (or alien) to the ecosystem under consideration and, 2) whose introduction causes or is likely to cause economic or environmental harm or harm to human health. (See Executive Order 13112).

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Species, native. All species of plants and animals naturally occurring, either presently or historically, in any ecosystem of the United States (see Executive Order 11987). For purposes of this ordinance, this definition applies to native species presently or historically occurring in any ecosystem in the state of Georgia.

3. Sec. 1135 Cross-Reference — Subdivision Landscape Plan Requirement

Impact: May require clarification in existing code. The current code does not require landscape plan review for subdivision common areas as a general matter — only as a condition of rezoning for entrances and buffers. This ordinance has been drafted to reflect that reality. However, if existing language elsewhere in Article XI implies broader landscape plan applicability for subdivisions, that language should be reviewed and tightened to avoid confusion about when this Division applies.

4. Zoning Ordinance Buffer Sections (Sec. 1006–1007)

Impact: No revision required, but cross-reference recommended. These sections govern buffer yard requirements for GC, GI, LI, and other districts. This ordinance layers native plant requirements on top of existing buffer plant type and quantity requirements. No conflict exists as written, but adding a cross-reference note in Sec. 1006–1007 pointing to Division 6 would help applicants and staff connect the requirements without having to search across the code.

5. Stormwater Manual References (Blue Book / Green Book)

Impact: No revision to the LDO required, but staff process note recommended. The exemption for Blue Book and Green Book required plants is handled within this ordinance at

Sec. 1136(c)(3) and Sec. 1139(d). No change to those manuals or to any LDO section governing stormwater is needed. However, a staff process note or checklist item should be added to landscape plan review reminding reviewers to flag stormwater-required plantings before calculating the 60 percent native compliance rate.

6. Sec. 1101 — Ecological Balance and Drought-Tolerant Plantings

Impact: No revision required. Sec. 1139(a) of this ordinance explicitly states that compliance with Division 6 constitutes compliance with Sec. 1101 where they overlap. No change to Sec. 1101 is needed, but staff should be aware of this equivalency for plan review purposes.

7. Tree Removal Permit and Replacement Requirements

Impact: Administrative update recommended. Wherever tree removal permits require replacement tree planting, staff should apply the Approved Native Plant List as the default species reference. This does not require a code amendment but should be incorporated into the replacement tree review checklist. If the City wishes to make native replacement trees a hard requirement rather than a staff practice, a formal amendment to the tree removal permit language would be needed — that is a policy decision for the commission.

8. New Single-Family Lot Two-Tree Requirement

Impact: Policy decision deferred — no change in this ordinance. The commission discussed but explicitly tabled whether the two 2-inch caliper trees required on new single-family lots must be native species. This ordinance does not address that requirement. If the commission wishes to revisit it in a future cycle, it would require an amendment to the applicable residential section — it should not be folded into this ordinance given the consensus to keep this Division limited to commercial, office, industrial, and institutional development.

9. City-Owned Property Compliance

Impact: Separate administrative policy recommended, not a code change. The existing ordinance exempting the city from its own code requirements means this Division cannot legally mandate native planting standards on city-owned parks, roadways, or stormwater facilities. The commission's intent — that city projects model best-in-class native planting — should be pursued through a separate City Council resolution or administrative policy directive rather than

through this ordinance. That keeps the ordinance clean and legally defensible while still allowing the city to hold itself to a high standard voluntarily.

Sec. 1102 — Definitions (Additions Required)

Drafting Note: The following definitions must be added to Sec. 1102 of Article XI alongside the existing definitions. They are presented here for insertion rather than as standalone language.

Invasive Plant. A non-native plant species whose introduction into the regional landscape causes, or is likely to cause, economic harm, environmental harm, or harm to human health. For purposes of this Division, invasive plants include all species listed in Sec. 1138 and all species identified by the Georgia Exotic Pest Plant Council (GEPPC) in Category 1 or Category 2.

Native Plant. A plant species that occurs naturally in the Piedmont region of Georgia, having evolved in local ecological and climatic conditions without human introduction. Native status shall be determined by reference to the City's Approved Native Plant List (Sec. 1137) or, until such list is adopted, by reference to the Georgia Native Plant Society's Piedmont region species list.

Regulated Site. Any development or redevelopment project subject to landscape plan review under Sec. 1135(a) of this Division, including commercial, office, industrial, and institutional developments, required parking lot landscapes and required tree islands, required buffer yards in applicable zoning districts, and subdivision entrances and buffers where a landscape plan is required as a condition of rezoning approval.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Shayla Reed, Planning Director

DATE: August 24, 2026

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

Recommendation:

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

The first round of language review was conducted on August 10th.

Discussion:

Planning and Zoning staff have received direction from the City Council to initiate a text amendment to the Zoning Ordinance to consider allowing pushcarts as permitted use within the city limits.

Currently, pushcarts are prohibited under the city's Zoning Ordinance pursuant to Section 908.10(7), Mobile Food Truck Standards. The proposed text amendment would evaluate whether pushcart operations should be permitted and, if so, establish appropriate regulations and operational standards for their use.

Discussion Topics:

1. Regulation of Pushcarts. If the city elects to permit pushcarts, they may be regulated under the existing Mobile Food Truck provisions. To ensure consistency, the following language could be added to the ordinance: **Pushcarts shall be considered a type of mobile food vendor and shall be subject to all regulations, operational standards, permitting requirements, and restrictions applicable to Mobile Food Trucks.**
2. Definition of Pushcart. The Zoning Ordinance currently defines a pushcart as: "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." Should definition remain, as currently stated?

3. Mixed-Use Zoning Districts. The city's Limited-Use zoning districts (Limited-Use Residential (LUR), Limited-Use Commercial (LUC), and Limited-Use Industrial (LUI) are not currently identified as zoning districts where Food Trucks are permitted. Staff request direction as to whether pushcart operations should be considered within one or more of these mixed-use districts (includes residential land uses). Limited-Use Commercial (LUC) is primarily a commercial mixed use that also allows residential.
- a. Limited-Use Commercial (LUC): If the city elects to permit pushcarts within the LUC district, staff recommends adding language similar to the following: Vendor sites shall be limited to private tracts of land within the GC General Commercial, OI Office Institutional, LI Light Industrial, **Limited-Use Commercial (LUC) District**, and GI General Industrial zoning districts. **In the Limited-Use Commercial (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.**

August 10, 2026 Meeting Discussion

During the meeting discussion, the following were discussed:

- A new section was created to add regulations for storage of food trucks and edits made to existing language – “(a) No ~~structure~~, food truck 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.”
- Long Term Storage of Food trucks
 - **What are the rules for food truck parking in residential areas?**
 - Sec. 908.10(f)(5) – “(b) Food trucks parked or stored within residential zoning districts shall not be visible from any public right-of-way and shall be fully screened from public view.”
- Long Term Storage of Pushcarts
 - **Can pushcarts be stored overnight on site?**
 - Section 908.12.f.3 – “No pushcart shall be left unattended, at any time.
 - Section 908.12.f.4 – “Pushcarts parked or stored overnight shall be located entirely within a fully enclosed building or structure.”
- **What are the rules for parking/storing pushcarts in residential neighborhoods?**
 - Section 908.12.f.4 – “Pushcarts parked or stored overnight shall be located entirely within a fully enclosed building or structure.
- Sec. 908.10(e) Aesthetic/signage requirements
 - Relevant language was incorporated, where applicable.
- Sec. 908.10(f) Operational requirements.
 - Relevant language was incorporated, where applicable.

Relative Ordinances

[Sec. \(908.10\) Mobile Food Truck Standards](#)

Budget Impact:

None

Attachments:

1. Sec._908.___Accessory_Uses

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

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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**

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(Supp. No. 57, Update 1)

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.

- 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.

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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 permit 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.
- (f) A food truck vendor site permit shall be valid for 12 months from the date of issuance.

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) Storage:

(a) ~~No structure, food truck~~ 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.

(b) ~~Food trucks parked or stored within residential zoning districts shall not be visible from any public right-of-way and shall be fully screened from public view.~~

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(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;

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- (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.
- (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

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(Supp. No. 57, Update 1)

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.
- (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 a 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, non-alcoholic drinks or flowers. Vendor Permits and Vendor Site Permits are required for Pushcarts.
- (b) Vendor permit application requirements. An application for a pushcart 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 pushcart vending business.
 - (2) Owner's contact information.
 - (3) Operator's contact information.
 - (4) Photographs of pushcart, including all sides and all signage.
 - (5) Location, dates and times of vending site operation.
 - (6) A copy of approval from the Fayette County Health Department.
 - (7) A copy of the current occupational tax certificate from where the business is licensed.
 - (8) 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.

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(9) 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. All permitting documents must be visibly displayed on the Pushcart.

(10) Permit fees shall be as adopted by city council in the schedule of fees and kept on file in the city clerk's office.

(11) A pushcart vendor permit shall be valid for 12 months from the date of issuance.

(c) Vendor site permit application requirements. An application for a pushcart 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 pushcarts, tables, trash cans, parking areas and traffic flow.

(6) A portable menu board measuring no more than six square feet in size may be placed on the ground within the customer waiting area. In no instance shall the portable menu board be located between the pushcart and any adjoining public road.

(7) 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.

(8) A pushcart vendor site permit shall be valid for 12 months from the date of issuance.

(d) Location Requirements.

(1) Pushcarts shall not block drive aisles, access to loading/service areas, emergency access or fire lanes.

(2) Pushcarts shall not be located within any right-of-way of an arterial highway (SR 54 and SR 74) and shall not be located within a landscape buffer or sight triangle.

(3) Pushcarts shall not be any closer than 15 feet from existing fire hydrants or transformers.

(4) Vendors shall not sell food or beverages that are the same as or substantially similar to those offered by an existing brick-and-mortar restaurant, located within 200 feet of the vendor's operating location, during that restaurant's regular business hours.

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(e) Aesthetic/signage Requirements.

- (1) Absolutely no flashing, blinking or strobe lights shall be used on or within pushcart 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 pushcart and shall extend no more than six inches from the pushcart. 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 pushcart.
In no instance shall the portable menu board be located between the pushcart and any adjoining public road.
- (4) Pushcarts shall be maintained in good condition and appearance with no structural damage, holes, or visible rust.

(f) Operational Requirements.

- (1) Pushcarts shall not conduct business within the city limits unless a valid permit has been issued as described herein.
- (2) The vendor permit shall be visible on the pushcarts, at all times, or provided upon request.
- (3) No pushcart shall be left unattended, at any time.
- (4) Pushcarts parked or stored overnight shall be located entirely within a fully enclosed building or structure.
- (5) 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 pushcart's departure.
- (6) Absolutely no dumping of gray water on public or private property shall be permitted.
- (7) The issuance of a permit does not grant or entitle the vendor to the exclusive use of any property.
- (8) All power required for the pushcart shall be self-contained. Pushcarts 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.

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▲ (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)

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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 08/21/2026
Shayla Reed, Planning Director

DATE: August 24, 2026

SUBJECT: Building Elevations - Modification to the Original Approval, J Alexander's, 100 Market Place Blvd.

Recommendation:

Should the Planning Commission approve the change to the canopy color, staff have no recommendations.

Discussion:

The property located at 100 Market Place Blvd. is zoned GC, General Commercial, and it is also located in the HWY 54 Corridor Overlay District. The building was remodeled for J. Alexander's. As part of the remodel, updates to the exterior elevations were proposed. The building elevations were originally approved in July 2025 and included a renovation of the front entrance, the addition of stone veneer to accent some of the building's architectural features, and a change to the original canopy color.

As part of the original approval, the applicant was asked to work with staff and Commissioner Halverson regarding the color of the canopies and the materials on the tower elements. After the J. Alexander's team met with Commissioner Halverson and the Senior Planner, the architecture firm, Fusion AE, brought the revised elevations back to the Planning Commission in August 2025.

The revisions proposed, which better aligned with brand standards, included painting the brick with Sherwin-Williams Alabaster, painting the stone-masonry base Sherwin-Williams Tricorn Black, and wrapping the support columns for the canopies with matte black metal. No new color change was proposed for the canopies. The proposed revisions were approved, which included the canopy color Copper-Cote by Berridge Metal.

During the course of renovations, the tenant determined the approved color, Copper-Cote by Berridge Metal, would result in a significantly brighter color and more reflective appearance. Therefore, they chose a new color that would align more closely with the brand palette and would provide a more visual integration with the building.

During a site visit, staff noticed the awning color used was different than the color that

was approved. The general contractor was notified the as-built color would need to be approved by the Planning Commission. Fusion AE has provided updated renderings for your review showing the awning color that was installed, Pac-Clad Dark Bronze.

Original Approval July 2025



Revised Approval August 2025



As-built 2026

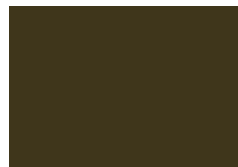


Color Swatches:
Approved Color



Berridge Metal
Copper-Cote

As-built Color



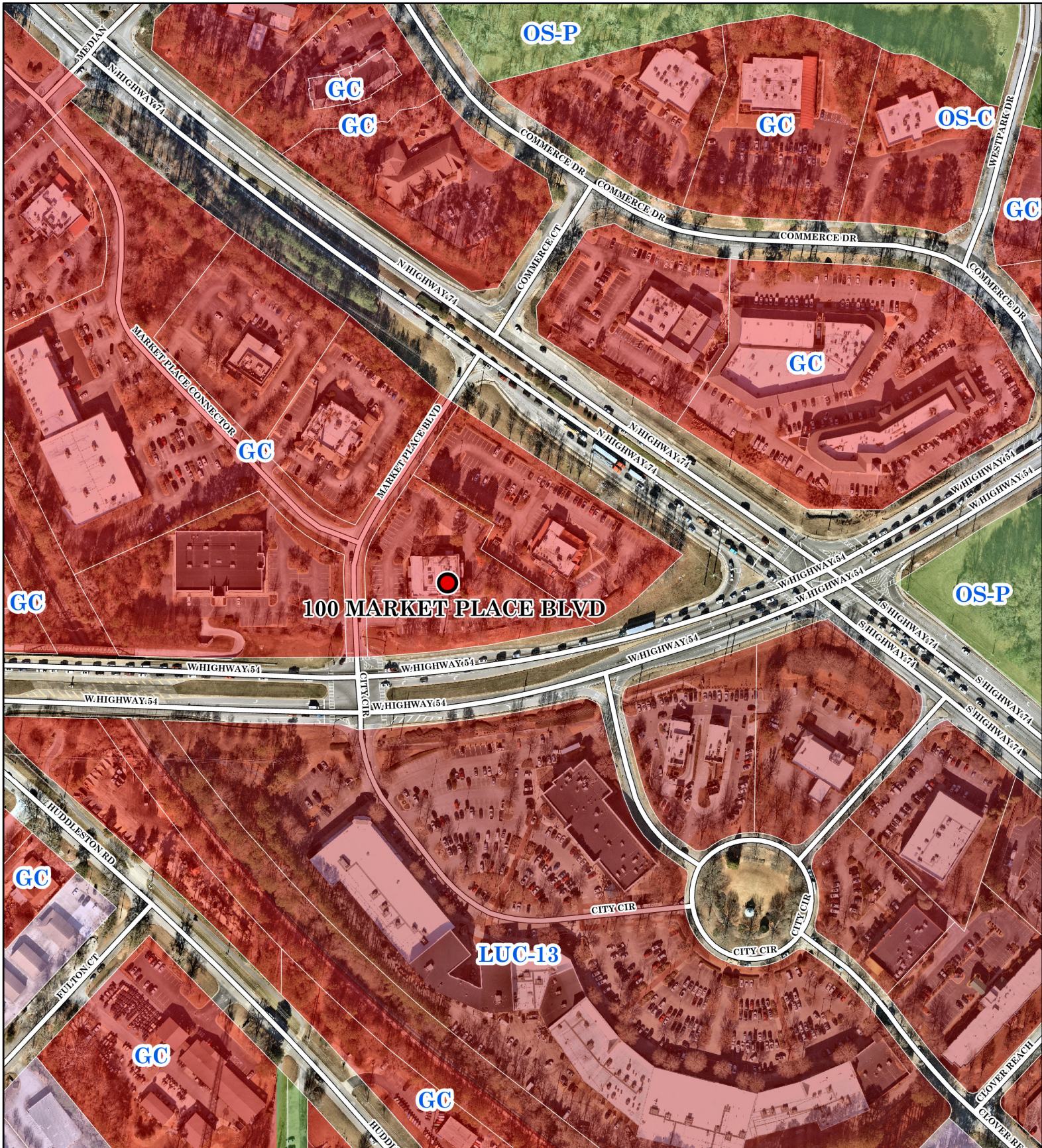
Pac-Clad
Dark Bronze

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Renderings
3. Applicant Narrative
4. Exterior Elevations



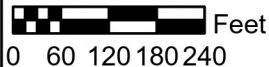
Zoning Map: 2025

100 MARKET PLACE BLVD
ZONED: GC

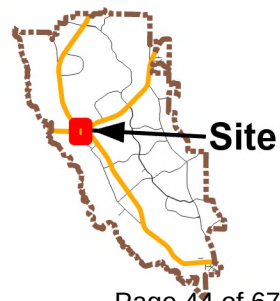
For information purposes only



1 inch = 241 feet



- 100 MARKET PLACE BLVD
- GC
- LUC-13
- LI
- OS-C
- OS-P



J Alexander's
100 Market Pl Blvd
Peachtree, GA 30269

Exterior Renders
08.11.2026

FUSION AE

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Right side
Rear
Left Side

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View 6
View 7
View 8

03 Floor Plan

FUSION AE



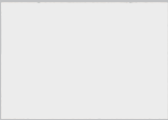
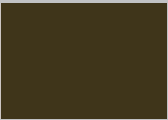
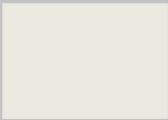
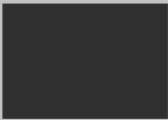
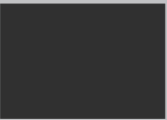






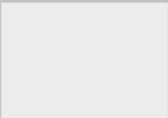


Finish Schedule

	Existing Brick SW Alabaster		Coronado Stone Texas Cream		Pac-Clad Dark Bronze		STO Corp. Soft White		Sherwin Williams Tricorn Black		Berridge Metal Matte Black
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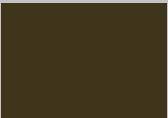
Finish Schedule



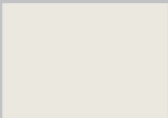
Existing Brick
SW Alabaster



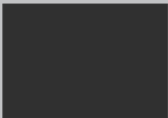
Coronado Stone
Texas Cream



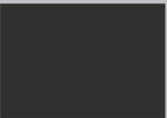
Pac-Clad
Dark Bronze



STO Corp.
Soft White



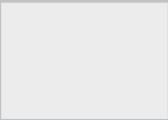
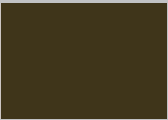
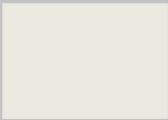
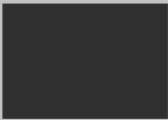
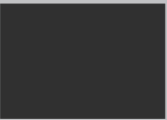
Sherwin Williams
Tricorn Black



Berridge Metal
Matte Black

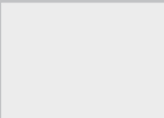


Finish Schedule

	Existing Brick SW Alabaster		Coronado Stone Texas Cream		Pac-Clad Dark Bronze		STO Corp. Soft White		Sherwin Williams Tricorn Black		Berridge Metal Matte Black
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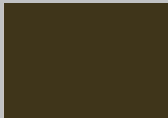
Finish Schedule



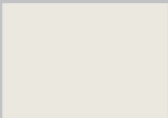
Existing Brick
SW Alabaster



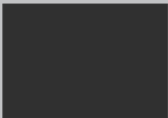
Coronado Stone
Texas Cream



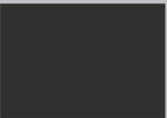
Pac-Clad
Dark Bronze



STO Corp.
Soft White



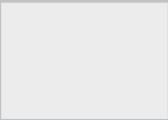
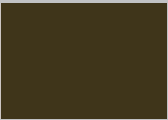
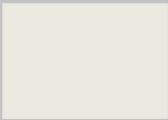
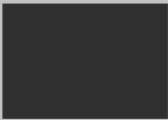
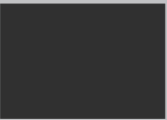
Sherwin Williams
Tricorn Black



Berridge Metal
Matte Black

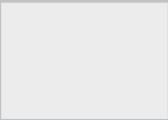
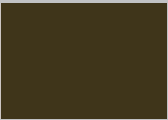
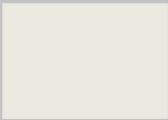
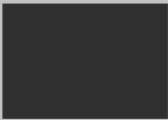
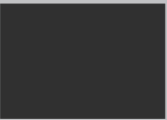


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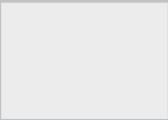
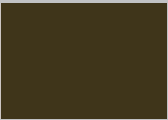
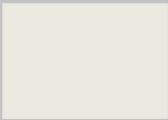
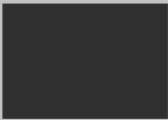
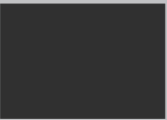


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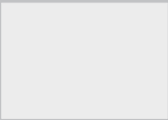
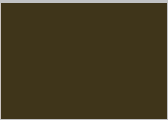
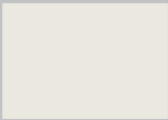
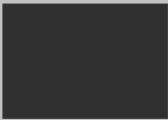
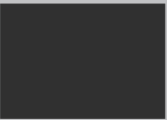


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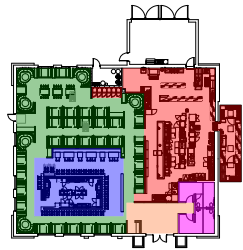


Finish Schedule

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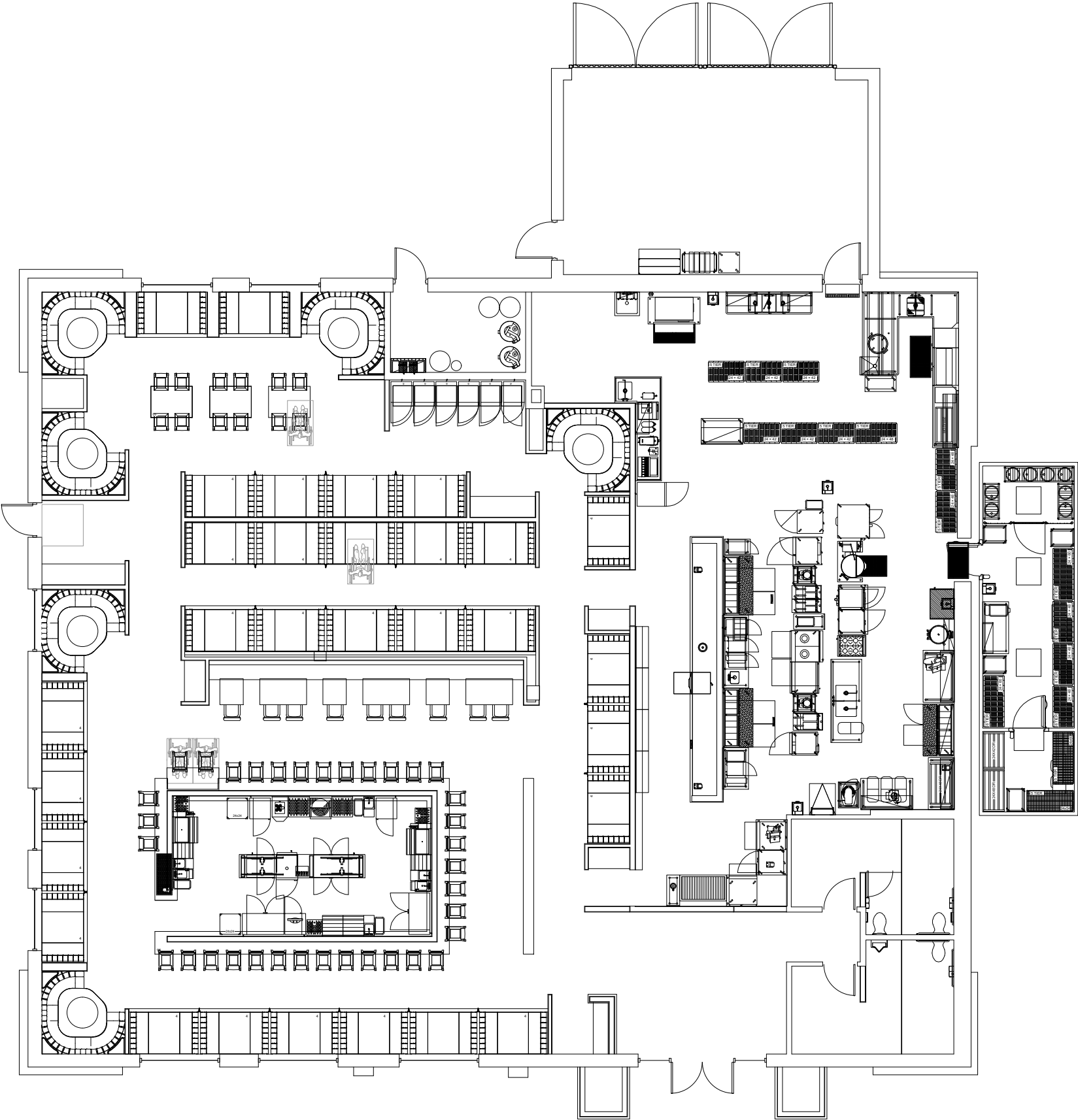
SQ. F. PER AREA

RESTROOMS	305.5	SQF
VESTIBULE	319	SQF
KITCHEN	2,062.8	SQF
DINING AREA	2,296	SQF
BAR	767	SQF
	6,450	SQF
	+ EXTERIOR COOLER	



OCCUPANCY COUNT

BAR BANQUETTE	18
BAR HIGH CHAIRS	33
BANQUETTE 4 TOP	120
BANQUETTE 6 TOP	36
TABLE 4 TOP	16
BAR	51
DINING	170
TOTAL	221





FUSION **AE**
creating unique spaces one project at a time

08/11/2026

Mrs. Lora Hooks
Senior Planner
Peachtree City Georgia
153 Willowbend Rd.
Peachtree City, GA 30269
770-487-7657 o#
www.peachtree-city.org

RE: J. Alexander's Peachtree
Peachtree City, 100 Market Pl. Blvd, GA 30269
Awning Color

Mr. Lora Hooks,

Please accept this letter with the updated renderings and architectural elevations, including the material percentages and the revised awning color for your review.

Based on our review, we believe the proposed color provides a more appropriate balance between the architectural character of the building and the overall brand image. The copper color previously considered would result in a significantly brighter and more reflective appearance, whereas the proposed color is more closely aligned with the brand palette and provides a more refined visual integration with the building.

Additionally, the proposed color helps create a more cohesive relationship between the awnings and the other exterior materials and finishes, while reducing the overall reflectance of the awnings, consistent with the intent of Sections 725 and 728 of the Peachtree Zoning Ordinance, Appendix 5.

With these considerations in mind, we would greatly appreciate the opportunity to obtain administrative approval of the revised awning color.

We are, of course, available at any time to discuss or provide any additional information that may be helpful in facilitating the review and approval.

Thank you very much for your time and consideration of this request. We greatly appreciate your assistance in helping us keep the project moving forward.

Best regards,


Juan Pablo Santin
Leed GA
Senior Project Manager

d 972.457.2217
o 972.870.1288

FUSION
DESIGN | ARCHITECTURE | ENGINEERING

Cc: Matt Raleigh, Rusty Ridge



FRONT ELEVATION (SOUTH)
3/16"=1'-0"

SOUTH ELEVATION	SQ. F.
BRICK (EXISTING)	914.7
STONE (NEW)	351.1
GFS (NEW)	431.5
STONE-WAINSCOT (EXISTING)	181.5
EAST ELEVATION	SQ. F.
BRICK (EXISTING)	1,405
STONE (NEW)	212.2
STONE-WAINSCOT (EXISTING)	224.9
NORTH ELEVATION	SQ. F.
BRICK (EXISTING)	1,307.7
STONE (NEW)	206.1
STONE-WAINSCOT (EXISTING)	165.9
WEST ELEVATION	SQ. F.
BRICK (EXISTING)	1,108.6
STONE (NEW)	294.5
STONE-WAINSCOT (EXISTING)	220.7

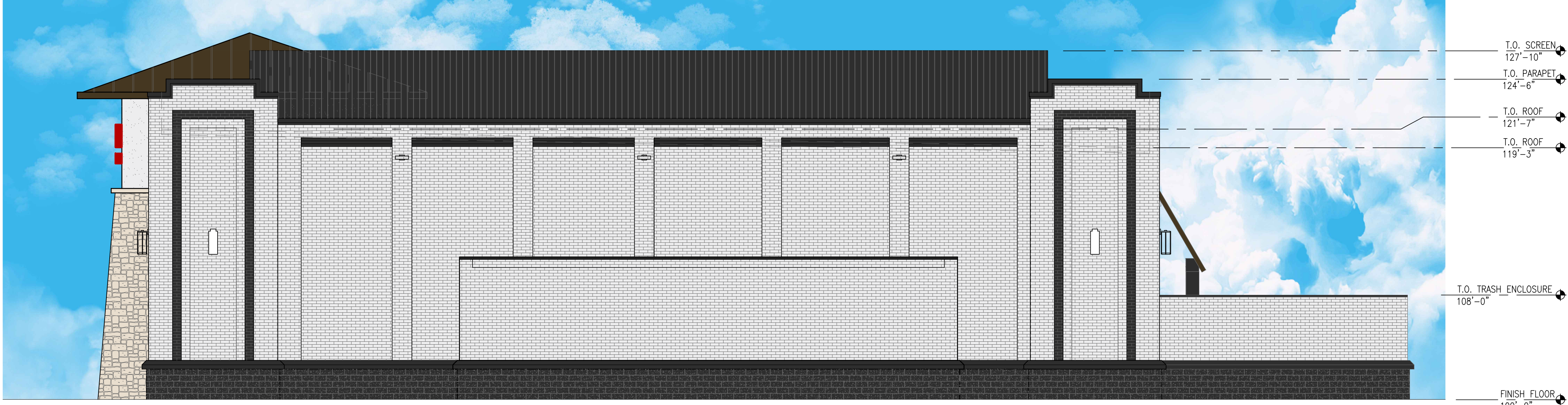
idstudio

6201 CAMARCA DRIVE E
HOUSTON, TX 77066
TEL: 972.870.1285
WWW.IDSTUDIO.COM

CORPORATE:

SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com

STATE OF GEORGIA
RUSTY A. RIDGE
REGISTERED PROFESSIONAL ARCHITECT
08/11/2026
ISSUED FOR PERMIT



RIGHT ELEVATION (EAST)
3/16"=1'-0"



REAR ELEVATION (NORTH)
3/16"=1'-0"



SIDE ELEVATION (WEST)
3/16"=1'-0"

SPB HOSPITALITY - J ALEXANDERS
PEACHTREE, GA
100 MARKET PL BLVD
PEACHTREE CITY, GA 30269
CLIENT:
SPB Hospitality
19219 Katy Freeway, Suite 500
Houston, TX 77094

J. ALEXANDER'S
RESTAURANT

DATE	DESCRIPTION
09.27.2025	PLANNING & ZONING
0.2025	PERMIT ISSUE
0.2025	PERMIT

DATE	DESCRIPTION
02.17.2026	PERMIT ADDENDUM
09.20.2026	ADD No. 2

EXTERIOR ELEVATIONS

A2.0

SJA25009

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 08/21/2026
Shayla Reed, Planning Director

DATE: August 24, 2026

SUBJECT: Landscape Plan, Daycare Facility, 1501 Georgian Park

Recommendation:

Should the Planning Commission approve the landscape plan for 1501 Georgian Park, Staff recommends requiring plants in the areas between the building and the sidewalk in the front of the building.

Discussion:

Haines Gipson and Associates has submitted a landscape plan for a new daycare facility located at 1501 Georgian Park.

Based on the amount of impervious surface area (42,689 SF), including structures, drives, parking areas, and sidewalks, the landscape ordinance requires a minimum of 128 caliper inches of canopy trees and 85 inches of understory trees.

The proposal is for 130 inches of canopy trees (37 trees) and 86 inches of understory trees (43 trees). No alternative compliance method is being requested.

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 does not include planting in the front nor on the sides of the building (Sec. 1108). Should the Commission approve the landscape plan, Staff recommend requiring plants in the areas between the building and the sidewalk in front of the building.

The ordinances require all trash containment areas and mechanical equipment to be screened (Sec. 1109). The proposal includes southern wax myrtles to screen the dumpster enclosure area and utility box in the northern corner of the site.

In addition, to meet the ordinance requirements (Sec. 1108), staggered rows of evergreen shrubs are included around the perimeter of the parking lot for screening of headlights.

Finally, all parking islands shall be 100% landscaped with canopy trees, understory trees, evergreen shrubs, and/or groundcover in mulched beds. The small parking lot

contains one central island which contains two canopy trees, several shrubs and some groundcover.

Of the total number of trees, 78% are native to the eastern and/or the southeastern United States. None of the proposed shrubs are native to the United States.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Landscape Plan

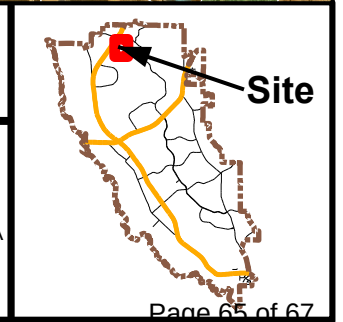


Zoning Map	
1501 GEORGIAN PARK	
For information purposes only	

● Location

 Zoning Condition

 TaxParcelsCAMA



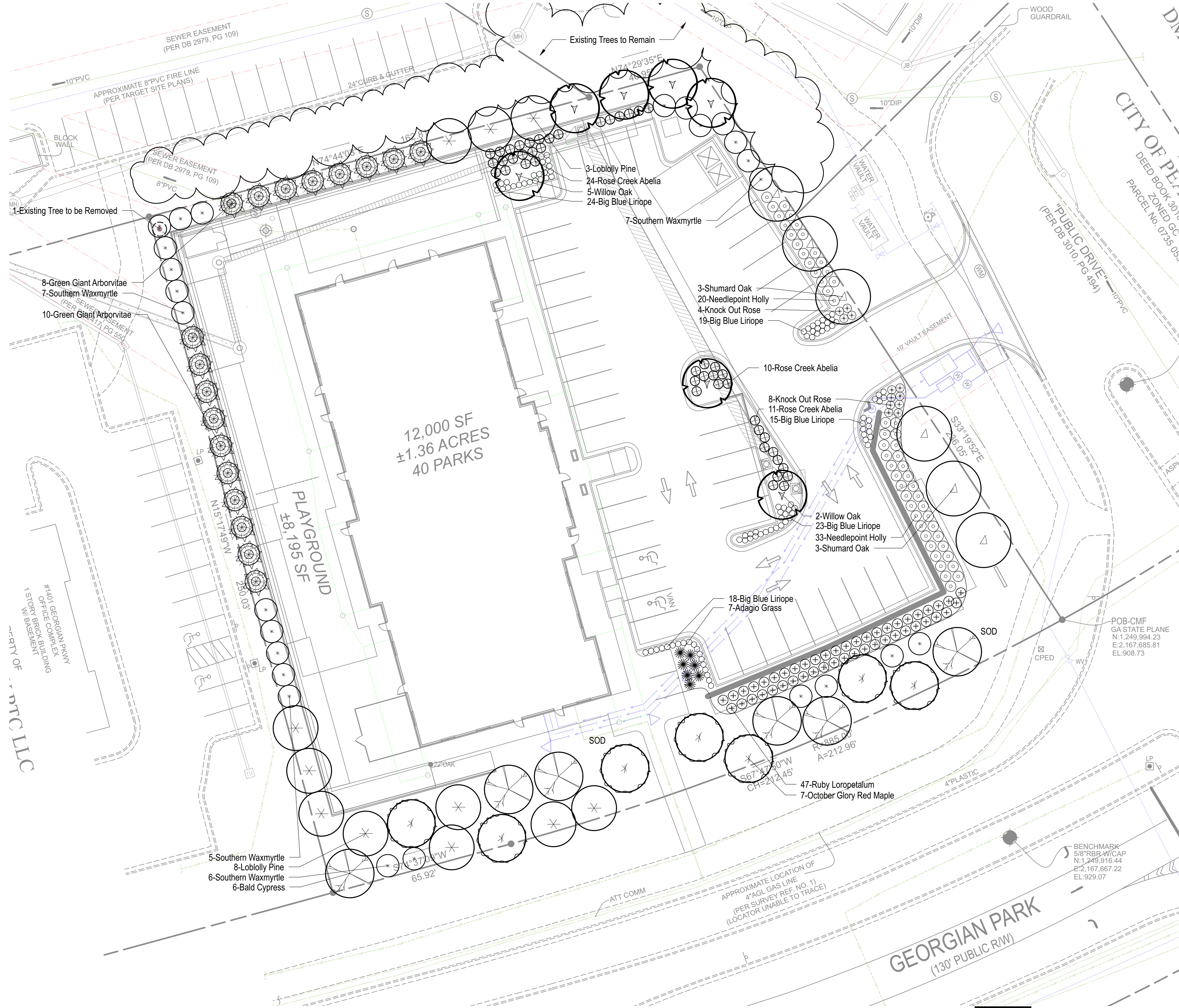
- CITY LANDSCAPE NOTES:
1. All plant material shall comply with the latest edition of the American Standard for Nursery Stock as prepared by the American Association of Nurserymen and adopted by the American National Standards Institute, Inc. (ANSI Z60.1).
 2. All plant material shall be maintained in 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).
 3. 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.
 4. Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. At of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.
 5. 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.
 6. 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 limi ted 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.
 7. 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 severe ly 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 violatio n 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.
 8. The property owner shall guarantee all plant material for a minimum of three years from date of acceptance by the city landscape architect and the issuance of a certificate of occupancy. Thereafter, the city landscape architect shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance of surviving to maturity. The owner shall be notified by letter of any replacements or restoration that must be made to maintain compliance with this ordinance. All unhealthy and dead plant material shall be replaced within 45 days of re ceipt of such letter in conformance with the approved landscape plan.
 9. After development is complete, the city landscape architect shall continue to make random inspections to insure that all existing trees of protected size as well as replacement and/or supplemental trees are maintained. Tree planting shall be required should any of these trees die, be removed, or be destroyed at any time after completion of development. This regulation applies to all projects regardless of the date the development permit or development approval was issued.

LANDSCAPE REQUIREMENT TABLE

SITE LANDSCAPE						
REQUIRED						
Canopy trees: 2.5" Cal						
Understory trees: 2" Cal; multi-trunk shall have three canes min, 2" Cal per cane						
Evergreen trees: 15 Gal, or 6' Hgt						
1. (3) caliper inches of canopy trees and (2) caliper inches of understory trees						
per 1,000 SF of impervious surface						
42,689 SF / 1,000 SF x 3 caliper inches				=	128	caliper inches of canopy trees
42,689 SF / 1,000 SF x 2 caliper inches				=	85	caliper inches of understory trees
PROVIDED						
1.	QTY	TREE	SIZE (INCHES)	=	CANOPY	UNDERSTORY
	7	RED MAPLE	3.0	=	21	21
	25	WAXMYRTLE	2.0	=		50
	11	LOBLOLLY PINE	3.0	=	33	15
	7	WILLOW OAK	4.0	=	28	
	6	SHUMARD OAK	4.0	=	24	
	6	BALD CYPRESS	4.0	=	24	24
	18	GREEN GIANT ARBORVITAE	2.0	=		36
	TOTAL			=	130	caliper inches of canopy trees
				=	86	caliper inches of understory trees
B. PARKING LOT						
REQUIRED						
Parking rows of 12 spaces shall end with one landscape island						
Parking lot islands shall be 100% landscaped.						
1. Parking lot perimeters shall be screened with a staggered row of evergreen hedge 24" Hgt at time of planting						
PROVIDED						
1. See plan for staggered row of evergreen hedge along parking lot perimeters						
Parking lot islands are 100% landscaped with shrubs and ground cover.						
C. SCREENING						
REQUIRED						
1. All trash containment areas, utilities, and mechanical equipment shall be screened						
PROVIDED						
1. See plan for equipment screening						
D. BUFFER ALONG MAJOR THOROUGHFARES FOR VILLAGE COLLECTOR ROADS (GEORGIAN PARK)						
REQUIRED						
1. 20% of required caliper inches shall be proposed within the 25' width of landscape buffer						
See Section A for required caliper inches				=	43	caliper inches required
PROVIDED						
1. See Section A for Georgian Park caliper inches				=	60	caliper inches provided

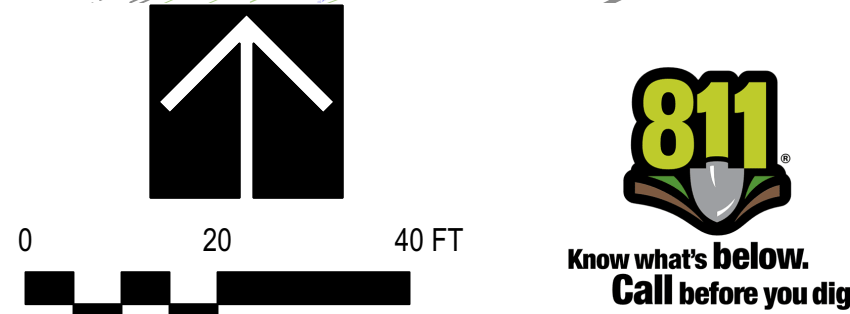
DISTURBED AREAS THAT ARE NOT PLANTING BEDS, SHALL BE SODDED WITH BERMUDA.

PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
	7	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal; 12' Hgt	Single straight leader
	25	Myrica cerifera	Southern Waxmyrtle	2" Cal	Tree form
	11	Pinus taeda	Loblolly Pine	3" Cal; 12' Hgt	Single straight leader
	7	Quercus phellos	Willow Oak	4" Cal; 14' Hgt	Single straight leader
	6	Quercus shumardii	Shumard Oak	4" Cal; 14' Hgt	Single straight leader
	6	Taxodium distichum	Bald Cypress	4" Cal; 14' Hgt	Single straight leader
	18	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	2" Cal; 10' Hgt	Full to ground
Shrubs					
	45	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
	53	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Min 24" Hgt	Planted 48" OC, staggered rows
	47	Loropetalum chinense 'Ruby'	Ruby Loropetalum	Min. 24" Hgt.	Planted 48" OC, staggered rows
	7	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
	12	Rosa x 'Knock Out'	Knock Out Rose	3 Gal	
Groundcovers					
	99	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	Plant 24" OC
Other					



	Total SF	Total acreage
Total site area	59,242 sq ft	1.36 acres
Unbuildable area:		
- Flood plain, wetlands, etc.	0 sq ft	0 acres
- Tree save and landscape buffers	6,900 sq ft	0.15 acres
- Other buffers (unbuildable land)	11,864 sq ft building setback	0.27 acres
- Designated tree save areas		
Total unbuildable area	18,764 sq ft	0.43 acres
Total buildable area	40,478 sq ft	0.93 acres

	Total SF	Total acreage
Buildings, accessory structures, etc.	12,091 sq ft	0.28 acres
Drives, parking, service courts, etc.	18,338 sq ft	0.42 acres
Sidewalks, outdoor patios, etc.	12,260 sq ft	0.28 acres
Detention areas	0 sq ft	0 acres
Total impervious area	42,689 sq ft	0.98 acres



MLD STUDIO
Landscape Architecture

51 old canton street
alpharetta, ga 30009
770.442.8171

CLIENT:

InSite

INSITE REAL ESTATE
1400 16TH STREET, SUITE 300
OAK BROOK, IL 60523-8854

DAY CARE FACILITY

1501 GEORGIAN PARK
PEACHTREE CITY, GA

PROJECT INFORMATION:



REVISION SCHEDULE:

NO. DATE BY DESCRIPTION

MLD PROJECT #: 2025103
DRAWN BY: Drawn By
CHECKED BY: ADN
DATE: 6/25/26

Landscape Plan

PERMIT

L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, seed, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System (If provided); see irrigation specifications

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to the stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants shall not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.
2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.
3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing. Must ensure island have proper drainage; perk test required.
4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on location of plantings; see plan and landscape notes for much type.

1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3". Color: Dark brown
2. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.
3. **Long Needle Pinestraw:** Pinestraw shall be fresh, rich in color, relatively clean and free of debris and other materials. Decaying, rotting, or moldy pinestraw will be rejected.
4. **Rock Mulch:** (color) light gray to buff to dark brown, washed river rock, 1" - 3" in size; or as desired by Owners Representative. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material. Metal edging shall be installed along all edges between rock mulch and sod and/or rock mulch and other types of mulch.

Guying/Staking:

1. As per details.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 - EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil if provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material; depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan or as approved during installation)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees as per details.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees as per details.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

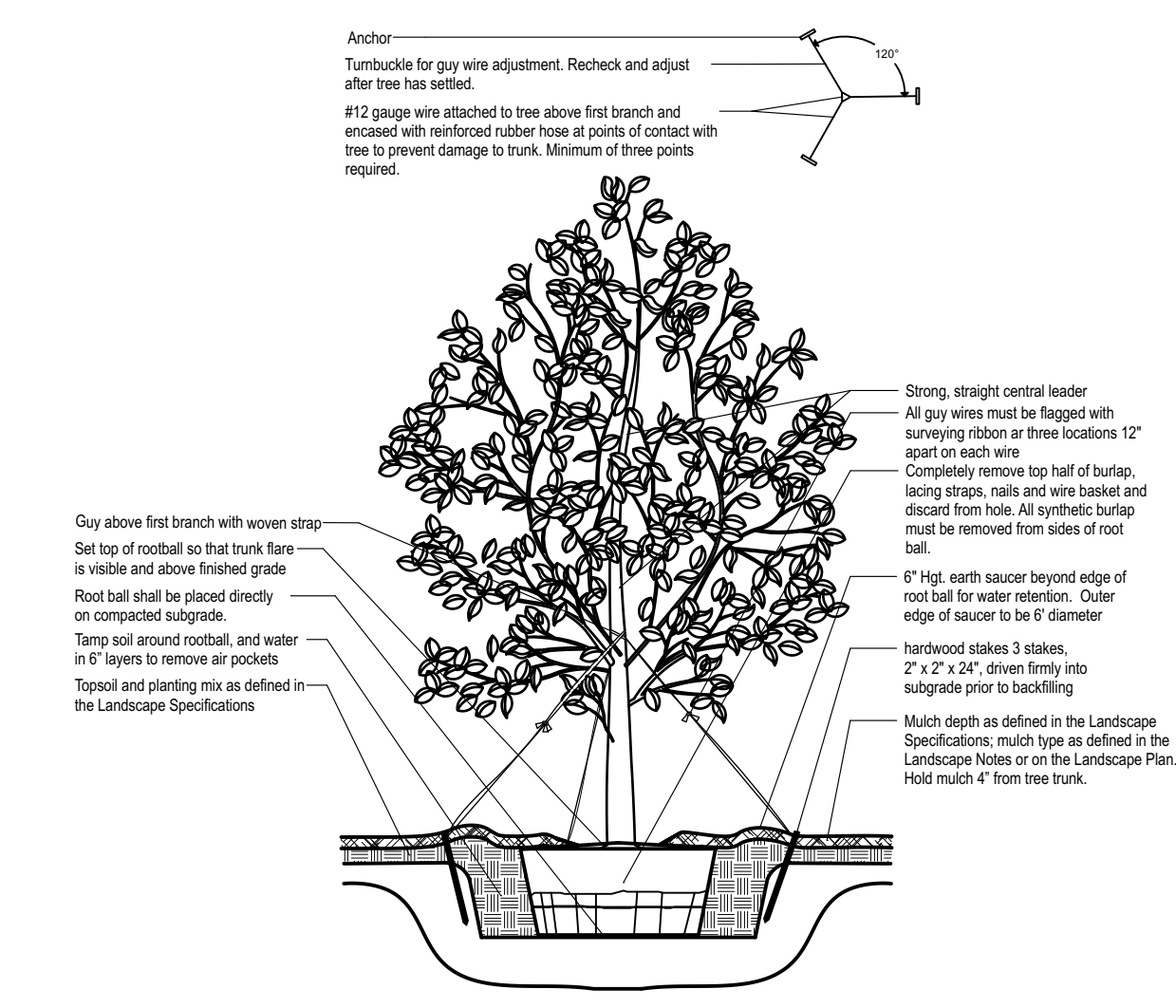
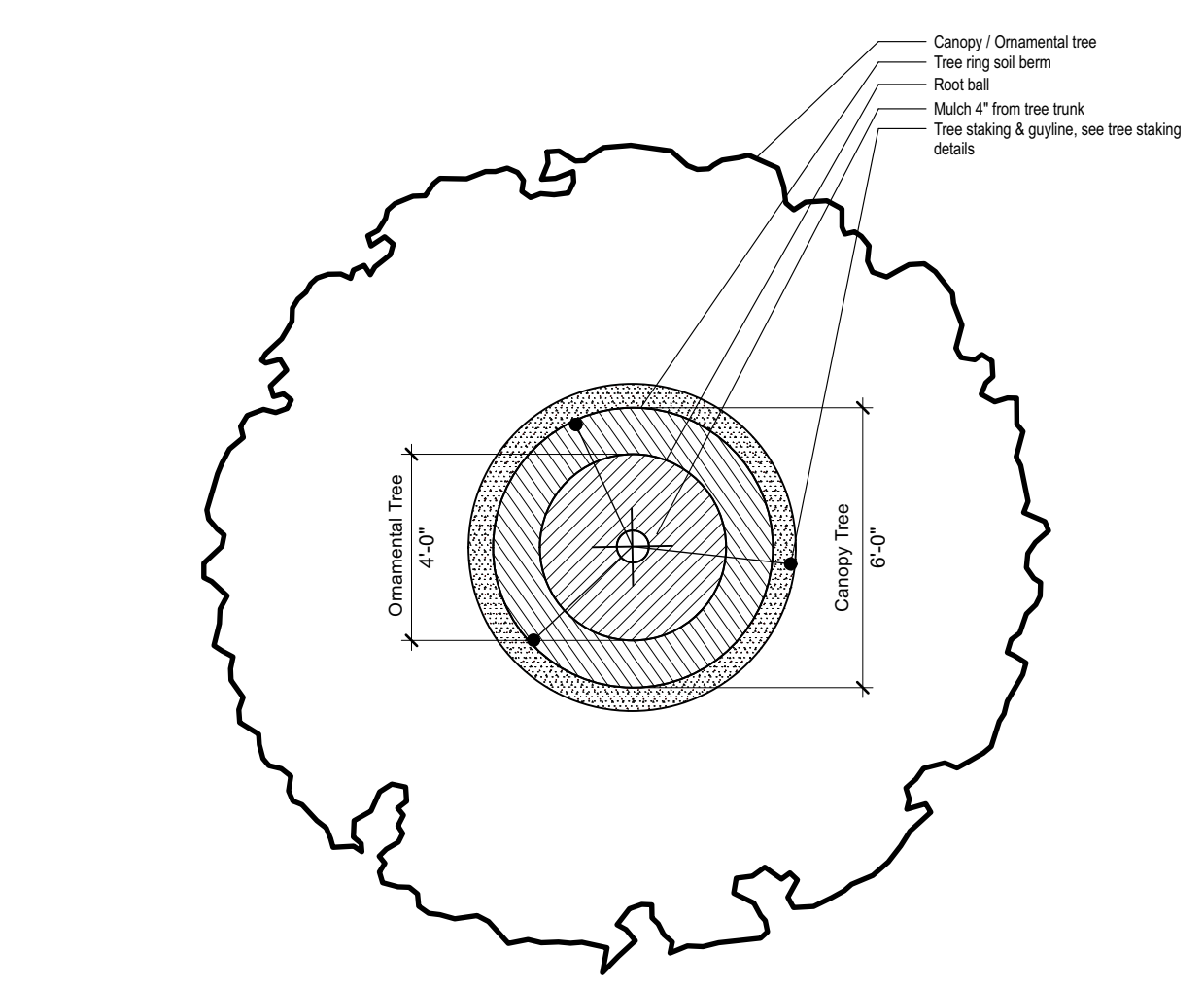
Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

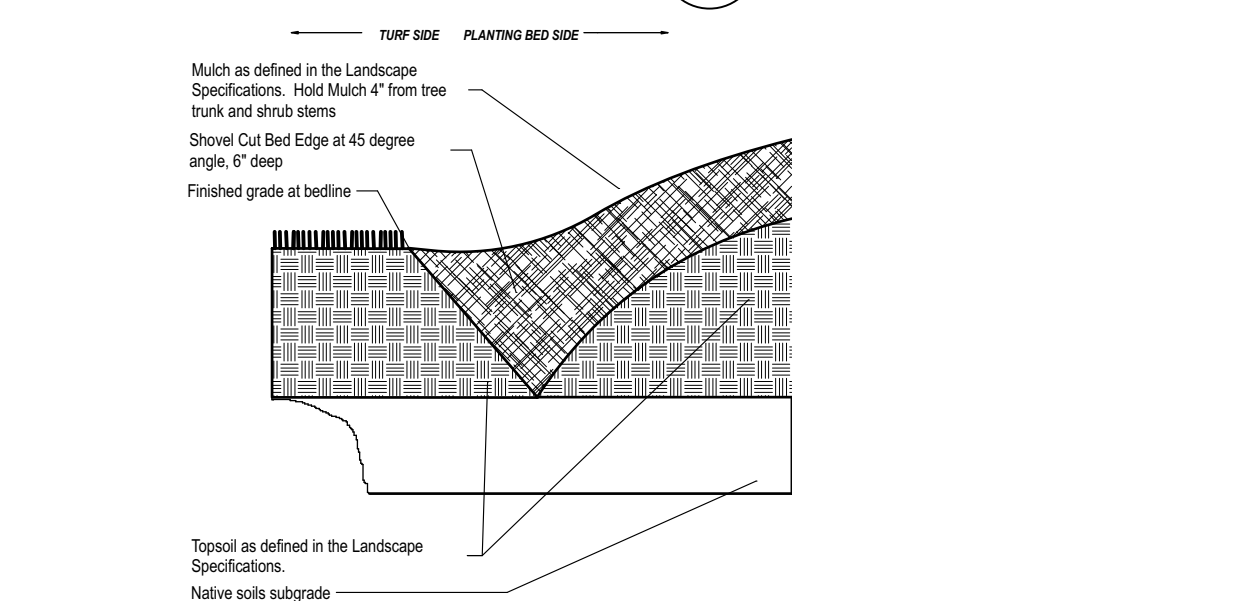
Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

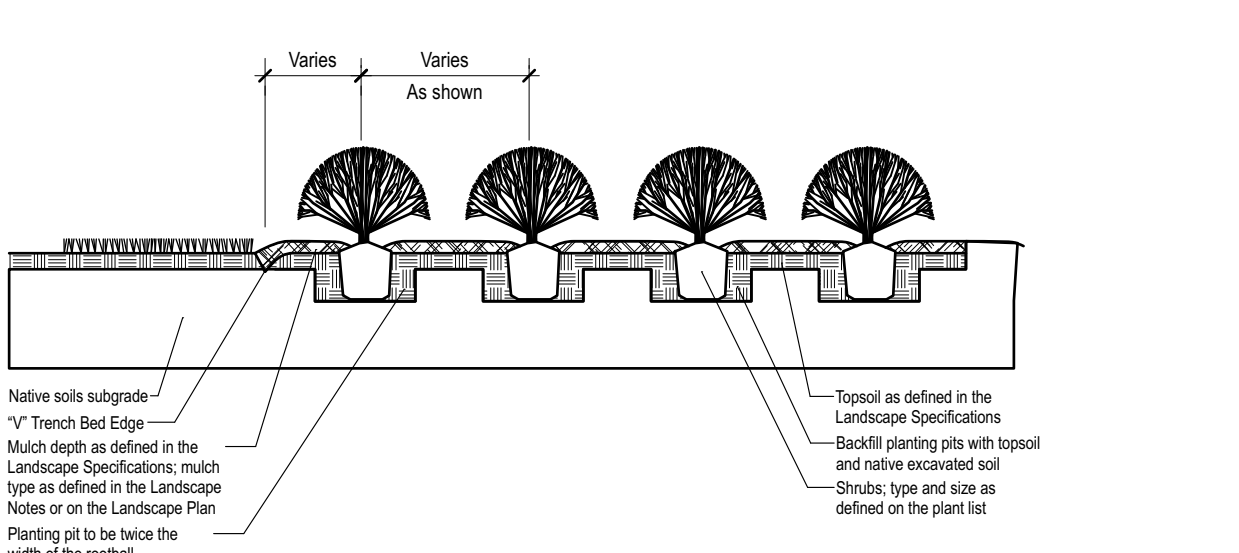


- NOTE
1. Hole to be twice the width of the rootball.
 2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches. Do not remove the terminal buds of branches that extend to the edge of the crown.
 3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
 4. Remove Guy Wires and Staking when warranty period has expired (after one year).

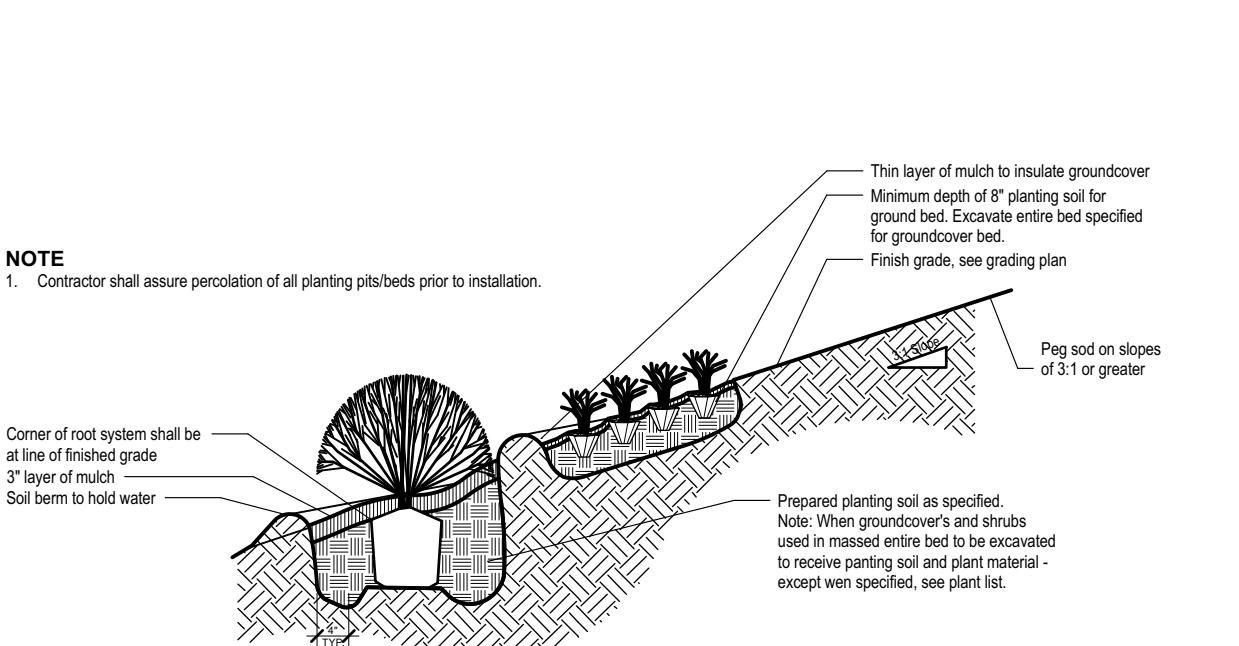
1 TREE PLANTING & STAKING
SCALE: NTS



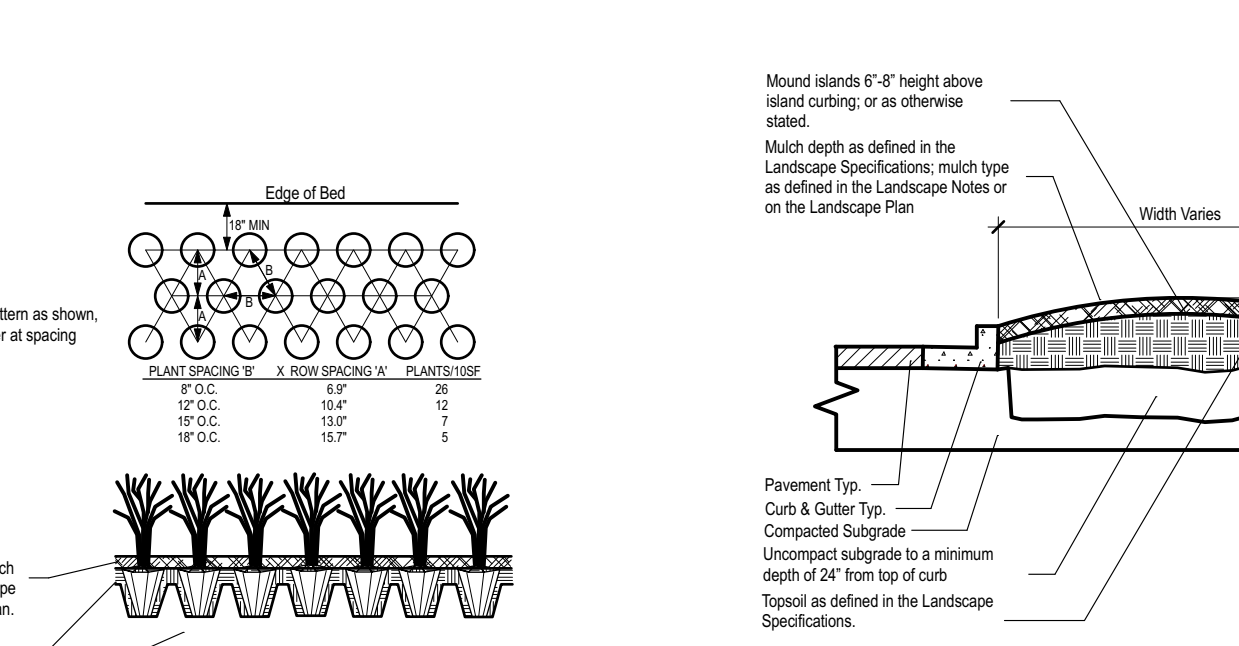
6 "V" TRENCH BED EDGING DETAIL
SCALE: NTS



2 SHRUB BED PLANTING DETAIL
SCALE: NTS

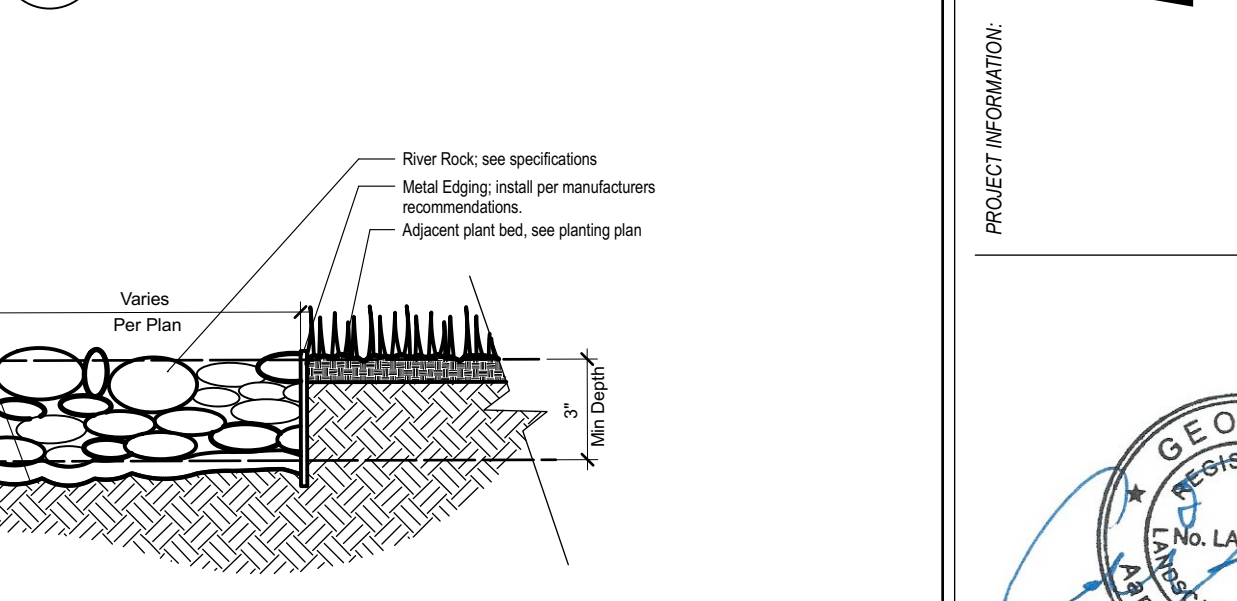


3 SLOPE PLANTING DETAIL
SCALE: NTS

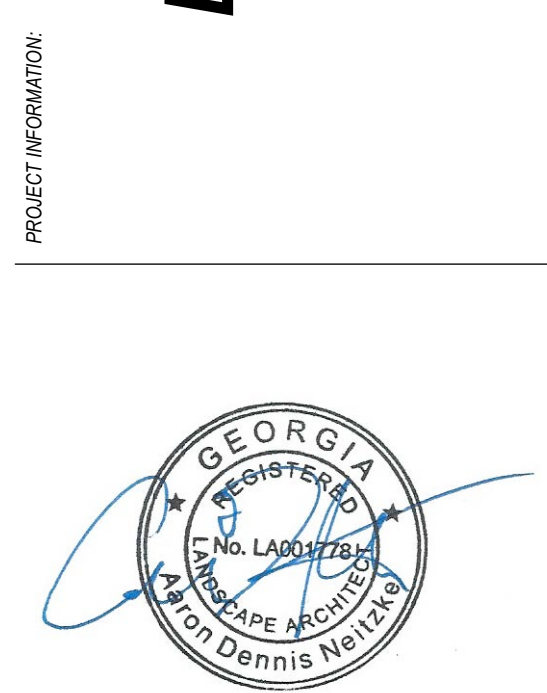


- NOTE
1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan
 2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

4 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



7 ROCK MULCH DETAIL
SCALE: NTS



REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION
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MLD PROJECT #:	2025103
DRAWN BY:	Drawn By
CHECKED BY:	ADN
DATE:	6/25/26

