



Planning Commission

Revised Meeting Agenda

SCAN FOR AGENDA
PACKET



September 14, 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 Minutes, August 24, 2026
7. **Old Agenda Items**
 1. **Text Amendment to the Land Development Ordinance, specifically Article XI - Vegetation Protection and Landscape Requirements**
8. **New Agenda Items**
 1. Conceptual Site Plan, Hotel, 75 Widget Drive
 2. Building Elevations - Modifications to Approved Plans, J Alexander's, 100 Market Place Blvd.
9. **Member/Staff Topics**
10. **Adjourn**

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Nichole Baxley at (770) 632-4264 or e-mail nbaxley@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

Planning Commission of Peachtree City
Meeting Minutes
Monday, August 24, 2026
6:30 PM

Call to Order

The Peachtree City Planning Commission met Monday, August 24, 2026, at City Hall. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. In attendance were Vice Chairman Andrew Kriz, and Commissioners Hans Gant, Jack Allen, Robert Halverson, and Alternate Kenneth Hamner. Also present were Planning & Development Director Shayla Reed, Senior Planner Lora Hooks, and IT Specialists Cody Alvarez and Alex Villanueva.

Pledge of Allegiance

Ritenour opened the meeting with the Pledge of Allegiance.

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

1. Planning Commission Meeting August 10, 2026

Kriz moved to approve the August 24, 2026, Planning Commission meeting minutes. Gant seconded. Motion carried unanimously.

Old Agenda Items

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

The City had contracted with Inspire Placemaking Collective to draft the Unified Development Ordinance (UDO) and Reed said one of their services was called peer review in which they provided insight on past and pending text amendments, including the proposed amendment to the Land Development Ordinance (LDO) regarding invasive and native plants. Reed introduced Sarah Sinatra of Inspire to talk with the Planning Commissioners about her team's review.

Sinatra said technically the amendment was sound, and they liked the approach the city was taking in setting native requirements. The recommended changes were mainly to remove ambiguities. She said they removed the words "development" and "redevelopment" because they were not defined in the Code. Definitions were the type of thing that would be added during the UDO process, but because they wanted to advance this before the UDO process was complete, they

replaced those words with the general term “projects.”

The section that said City-owned properties would have to meet these requirements was removed by Inspire, with Sinatra saying that was a bigger discussion because it involved a change to City regulations. Inspire also clarified language to say that these regulations did not apply to areas that were not impacted or modified by a site plan. She said they would be working on adding teeth to the “non-conforming” Code section as part of the UDO.

Under “Native Plant Standards,” they struck the words “development and redevelopment” and left it as simply “site plans” and added language to make it clear that the 60% native requirement applied to the submitted landscape plan as a whole. She said this was at the behest of one of the landscape architects on their staff.

Allen asked her to explain what they had struck. She read, “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.” They found that language could be construed in differing ways and, since the intent was to require natives as 60% of the site plan, they cleaned up the language.

In the next section, Inspire corrected Georgia Exotic Pest Plant Council to Georgia Invasive Species Council, Sinatra stated.

The largest change, she continued, was under Flexibility and Substitution Provisions, Native species unavailability. The original language said, “If a required native species is unavailable, the applicant may request substitution with written documentation from at least two regional nursery suppliers confirming unavailability.” Inspire had struck this. Sinatra said she spent a lot of time with another municipality on a similar ordinance, and an arborist had explained that you might not always be able to get the exact species listed but could usually find something similar.

Inspire’s challenge with the language as written was that they didn’t feel it was appropriate to put the onus on a nursery. They instead proposed saying “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.” This also would take the burden off staff to review and ensure that the nurseries submitted the right information. Also, she pointed out, if the nurseries were not selling the product, what would compel them to write these letters?

Inspire’s landscape architect recommended adding Chinese tallowtree (*Triadica sebifera*), Norway maple (*Acer platanoides*), Japanese barberry (*Berberis thunbergii*), glossy privet (*Ligustrum lucidum*), coral ardisia (*Ardisia crenata*),

porcelain berry (*Ampelopsis glandulosa*), garlic mustard (*Alliaria petiolata*), and Japanese knotweed (*Reynoutria japonica*) to the list of prohibited invasive species.

Sinatra said these were all the recommended changes, other than the addition of some definitions.

Ritenour asked if the Commissioners had questions. Gant asked Sinatra how other jurisdictions dealt with governmental, quasi-governmental, or non-profit properties when enforcing similar ordinances. They were bound to similar standards in many municipalities, Sinatra replied. While things like buffers might be reduced in certain cases, native and non-native species regulations were usually applied to all properties.

Would the Planning Department review those projects? Gant asked, and Reed said they reviewed landscaping plans for any level of project, whether public or private, although they sometimes did not have authority to enforce regulations for Federal or State buildings.

Allen asked where they got the information on the plants that were added to the prohibited invasive species list. Sinatra replied that their Georgia landscape architect added plants designated by the Georgia Invasive Species Council.

Kriz was concerned about the removal of the requirement that two nurseries provide documentation that a plant could not be provided. Now, he said, he thought it opened up the possibility that everything could be substituted. Did Sinatra share that concern, and, if not, why?

Sinatra replied that the cost should prevent that. Substituting two trees would be more expensive than planting one. She had the same questions, and some developers had explained about the increased costs.

Kriz said he did not understand because the sentence began "Substitutions must be functionally equivalent in canopy size," but then went on to say that two understory trees may be substituted for one canopy tree. It said nothing about the number of substitutions, and he said he would like to see something that limited the number or left it at staff's discretion.

Did he mean a percentage cap on substitutions? Sinatra asked, and Kriz said that was indeed what he meant. If they left it open, it was an easy way for someone who disagreed with using native plants, to say they couldn't find them. Sinatra pointed out they would have to be replaced with natives, and Kriz suggested they add language to support that.

Allen said he didn't think that was needed because the first sentence in Section 1136 stipulated that at least 60 percent of the total plants shown on the approved landscape plan must be natives. Kriz said he felt there was some ambiguity and wanted it made clear with no loopholes. He said substitutions should be rare and

wanted to see some limiting language that said substitutions should not make up the majority of the plantings.

Halverson mentioned that areas not impacted by new development were exempt. So was it 60% of the new plants or 60% of the total plants on the site plan? Plants in the affected area, Sinatra replied. She said that was why she looked at their non-conforming code section; she wanted to see what the trigger would be to require a developer to bring the entire site up to conformance. She didn't see a lot of strong language relating to that, and it was something they would work through with the full code.

Halverson said they needed to work on that because it diminished the intent of the ordinance. Allen commented to Sinatra that they had spent many months working on this.

Hamner had no questions. Ritenour asked Reed if the additions to the list of native plants were approved by the City's Urban Forester? She said it was not. Ritenour asked for comments.

Hamner said he could see Kriz' point about a loophole and asked Sinatra to add language to limit substitutions. Kriz agreed and said he had noticed they eliminated the "may request" language when talking about substitutions. He wanted that restored, saying he felt it forced the applicant to work with staff on substitutions. Overall, though, he thought they did a good job on the revisions.

Allen said he was impressed with her knowledge of what they went through and thanked Sinatra. Ritenour noted this started as a discussion of an invasive plant ban over a year ago and it blossomed into this. He thanked Sinatra for her work.

She said she would work with Reed on the edits, then it would come back at a future Planning Commission meeting.

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

This was last discussed at the August 10th Planning Commission meeting, Reed recalled, and the Planners had asked for more clarity on some items. Council initiated this text amendment in June and had said pushcarts should be taken out of the Food Truck Standards section and only be permitted in Commercial and Industrial zoning classifications.

Staff had added language to say that permits would expire 12 months from the date of issuance and that vending sites must be approved separately. A new section, 908.12, was added. In addition rules were created for food truck storage in residential areas. Reed outlined changes that said food truck vehicles or equipment could not be left unattended on a vending site if not in use and could not be parked

or stored in a residential area that was visible from a public right-of-way.

Allen asked if a food truck could be left at a vending site if there was a garage. Reed said it did mean the vehicle had to be removed, but it would be okay to put it in a garage as long as it was out of plain view. Reed explained there was something in the parking ordinance that took the weight of the vehicle into account, and the Code Enforcement officer had said that's what he used when deciding if a vehicle was left illegally unattended on a site.

Allen said he agreed with the concept but didn't like the wording. For instance, Reed had said it would be okay to operate a food truck at a data center, and at the end of the day, park it in a garage at that data center. However, the wording in this section did not say that. It said it couldn't be left on the site. Reed explained that Code Enforcement had the authority to say where they could and couldn't park. This piece was in place today.

Kriz had asked that the ordinance state the storage rules for residential districts, and Reed showed that she had added that language.

Regarding long-term storage for pushcarts, staff had created new sections that said a pushcart could not be left unattended at any time because of the possibility of a passerby touching food that was left on the cart. Another new section said pushcarts stored overnight must be in a full-enclosed structure.

Kriz pointed out the difference in food trucks and pushcarts. Allen asked why a food truck couldn't be parked in a garage onsite, and Reed said she didn't see that it was being restricted because the parking ordinance said only that it could not be parked in plain sight.

They had looked at the ordinance to see if regulations regarding food trucks could be applied to pushcarts, and where they could not, new language regarding signage and aesthetics were incorporated into the ordinance, as well as operational requirements.

Reed remarked that she and Hooks had worked many hours on this and felt it was a strong document. She had shared it with the Code Enforcement Manager, who also believed it was a good document that he could enforce.

Gant said he appreciated their work. Kriz had no questions. Halverson suggested a reference to any other ordinances that might apply. Hamner had no questions. None of the Commissioners had comments other than staff had done an excellent job. Ritenour said it was a good document, and he liked the suggestion to cross-reference the parking ordinance.

Gant moved to send the pushcart ordinance, with the suggested edits, to City Council. Allen seconded. Motion carried unanimously.

New Agenda Items

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

Hooks said J. Alexander's was asking for a slight modification in their building elevations from what was approved in August of last year. The property, formerly Smokey Bones, was zoned General Commercial (GC) and was in the SR 54 Corridor Overlay District.

Hooks explained that during the original approval process, the applicant was asked to work with staff and Commissioner Halverson regarding the color of the canopies and the materials on the tower elements. The architecture firm, Fusion AE, brought the revised elevations back to the Planning Commission in August 2025.

The proposed revisions better aligned with brand standards, and 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. Hooks showed renderings of what was approved.

During construction the tenant determined the Copper-Cote color would appear too bright and reflective. Instead, they used Pac-Clad Dark Bronze, which the tenant said better matched the brand palette and integrated visually with the building. Staff identified the discrepancy during a site visit and informed the contractor that the change required Planning Commission approval. Hooks showed photos of the building with the new color on the canopies.

Juan Pablo Santin of Fusion AE represented J. Alexander's. He said Hooks had explained the situation well. The copper color was too reflective, he stated, and the bronze fit more with the company's brand.

Halverson reminded Santin that he questioned the copper color when they talked last year, and he thought this was a better choice.

If Santin knew they had to get approval for the original build, Allen asked, why didn't he think they had to get approval to make this color change? Santin said he didn't think they would need to come back for a better choice of color, but Allen pointed out that calling it a better choice was subjective. It was a better choice, he remarked, but what if he had thought bright pink was a better color? Allen said he was concerned about doing the work, then asking permission after the fact. Santin said it was an oversight.

Kriz mentioned that there needed to be a penalty for this, and Reed agreed that they saw it far too often. She said she would talk with Sinatra about adding language in the UDO concerning this. Reed stated that she believed the code now

contained provisions for such actions, but she wanted to be more direct.

Gant said he agreed with Allen's comments but added that he thought this was a fantastic project that would be an asset to the community. The other Commissioners agreed.

Ritenour told Santin not to consider this as singling him out, because they had seen changes made after approval at least five times over the past few years. In most cases, he thought the changes were acceptable, and he agreed this color canopy looked much better than the original choice. But it was a problem, and they needed to find a way to penalize it. Ritenour noted that it was within their right to tell Santin to change the color back.

Was approval of the materials tied to the building permit, Halverson asked. It was linked to the elevation component of it, Reed responded. Hooks reviewed the completed project after construction to make sure it conformed with what was approved. Halverson said perhaps they could tie the approval of the Planning Commission to the building permit. The Planning Commission was not tied to the building ordinance, only the zoning ordinance, Reed remarked. That's why Hooks' piece was separate.

Kriz moved to approve the modification to the building elevations of J. Alexander's. Halverson seconded. Motion carried unanimously.

2. Landscape Plan, Daycare Facility, 1501 Georgian Park

This site was just behind the Kedron Village Shopping Center, Hooks said, zoned GC. Haines Gipson and Associates had submitted this landscape plan.

Based on the 42,689 square feet of impervious surface area, the landscape ordinance required at least 128 caliper inches of canopy trees and 85 inches of understory trees. The proposal met this requirement with 130 inches of canopy trees and 86 inches of understory trees.

The proposal did not meet the ordinance requirements of having planting areas in front and on the sides of the building, Hooks said, pointing out those areas on the plan. She said she had asked the applicant about this, and they had agreed to add some plants there. If the Commission approved the landscape plan, staff recommended it be with a condition requiring plants in the areas between the building and the sidewalk in front of the building.

Another requirement called for screening of trash containment areas and mechanical equipment, and this proposal was using southern wax myrtles to screen the dumpster enclosure area and utility box in the northern corner of the site. Staggered rows of evergreen shrubs were included around the perimeter of the parking lot to screen headlights. The ordinance also mandated that parking

islands be 100% landscaped with canopy trees, understory trees, evergreen shrubs, and/or groundcover in mulched beds. There was just a small parking lot here, with one island that included two canopy trees, several shrubs, and some groundcover.

Hooks reported that 78% of the total number of trees were natives, but none of the shrubs were, which brought the percentage down considerably.

The applicant was unable to have a representative present.

Gant had no questions about the landscape plan, but asked if they had approved the building elevations. Hooks said they had.

Allen noted that Hooks had said the shrubs not being natives lowered the percentage. Was it still within the 60%? Hooks replied that if the shrubs were considered, the percentage was very low and did not meet that mark, probably less than 30%.

Kriz and Halverson had no questions. Hamner asked if any of the shrubs were invasive, saying he believed the Adagio grass might be. He asked Hooks to check on that and get it swapped out if that were the case, and she agreed. Ritenour noted that should be an easy fix.

Kriz agreed with staff's proposal about including planting in front of the building. Allen said Adagio grass was on the list of invasives. Halverson, Hamner, and Gant had no further comments.

Ritenour said it looked good overall, and he agreed with the recommendations to replace the Adagio grass and add the plantings recommended by staff.

Kriz moved to approve the landscape plan for 1501 Georgian Park with the condition recommended by staff to provide plantings in the areas between the building and the sidewalk in front and that the applicant work with staff to remove any invasive species in the plan. Halverson seconded. Motion carried unanimously.

Member/Staff Topics

The next Planning Commission meeting was scheduled for September 14th and a UDO meeting was set for September 28th, Ritenour remarked.

He said they had concluded interviews for one full-time Commissioner and an Alternate and recommended two individuals to Council.

Adjourn

After this meeting adjourned, there would be a short break before the UDO meeting began, Ritenour stated.

Gant moved to adjourn at 7:29 p.m. Allen seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Shayla Reed, Planning Director 09/10/2026

DATE: September 14, 2026

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

Recommendation:

Staff recommend consideration of the referenced text amendment.

Discussion:

The City Council has requested a text amendment to address Native and Invasive Plants to provide regulations on the planting of native planting while also prohibiting invasive planting. The city's Planning Commission took lead in drafting the drafting of the Text Amendment for Article XI of the Land Development Ordinance.

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

This item is scheduled for City Council's consideration during their September 17, 2026 meeting.

Relative Ordinances

Article XI. - Vegetation Protection and Landscape Requirements

Budget Impact:

None

Attachments:

1. PTC Plant Ordinance

CITY OF PEACHTREE CITY

ORDINANCE NO. [XXXX]

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

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 redevelopments~~ 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 substitutions s with the following conditions: ~~with written documentation from at least two regional nursery suppliers confirming unavailability.~~

a. Substitutions must be functionally equivalent in canopy size, ecological role, and site tolerance, and must be selected from non-invasive species; and

b. Two native understory trees may be substituted for one native canopy tree in order to meet the native planting requirements-, and

4.c.No more than 50% of the required native canopy trees may be substituted for native understory trees.

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.
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*)

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*)
- Shubby 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*)

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).

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: Lora Hooks, Senior Planner 09/10/2026
Shayla Reed, Planning Director

DATE: September 14, 2026

SUBJECT: Conceptual Site Plan, Hotel, 75 Widget Drive

Recommendation:

Should the Planning Commission approve the conceptual site plan, staff requests the following condition be added to the approval:

- *Owner shall coordinate with the city during the final site plan review process to determine a multi-use path location and connection to the existing path for the purpose of establishing the easement area required per the LUC-31 zoning condition. Once established, the plat shall be revised to reflect the easement.*

Discussion:

The Hyde Group has submitted a conceptual site plan for a new Home2 Suites by Hilton hotel to be located at 75 Widget Drive. The proposed hotel is 4 stories with 123 suites and 135 parking spaces. The hotel footprint is 16,420 SF and the overall building total is 65,680 SF.

Zoning Requirements

The property is zoned LUC-31, a Limited-use commercial district. Uses permitted in this district are those uses permitted in the LUC zoning district. Per the LUC district, a hotel or motel is permitted. A condition of the LUC-31 district is that a multi-use path easement conforming to the city standards shall be provided across the property, and shall allow public access.

- Front setback: 40 feet/parking 20 feet
- Side setback: 10 feet
- Rear setback: 20 feet

Access and Parking Standards

A total of 135 parking spaces are proposed.

PARKING REQUIREMENTS				
	REQUIRED RATIO	AREA	REQUIRED	PROPOSED
Hotel, motel or inn	1 space for each room to be rented	Rooms = 123	123 spaces	135
	plus 75% for the other uses associated with the establishment	No other uses are associated with the establishment	0	0
TOTAL			123	135

Architectural Requirements

The proposed development is located within 500 feet of the centerline of Highway 74 and therefore will require an architectural review.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Home2SuitesHilton_Concept_REV
3. The Exchange Recorded Plat 2026_Book102Page403



Zoning Map: 2026

65 & 75 Widget DR
ZONED: LUC-31

For information purposes only



1 inch = 363 feet



65 & 75 Widget DR



GC



LUC



LI



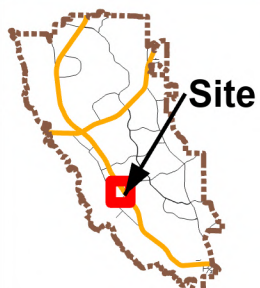
GI



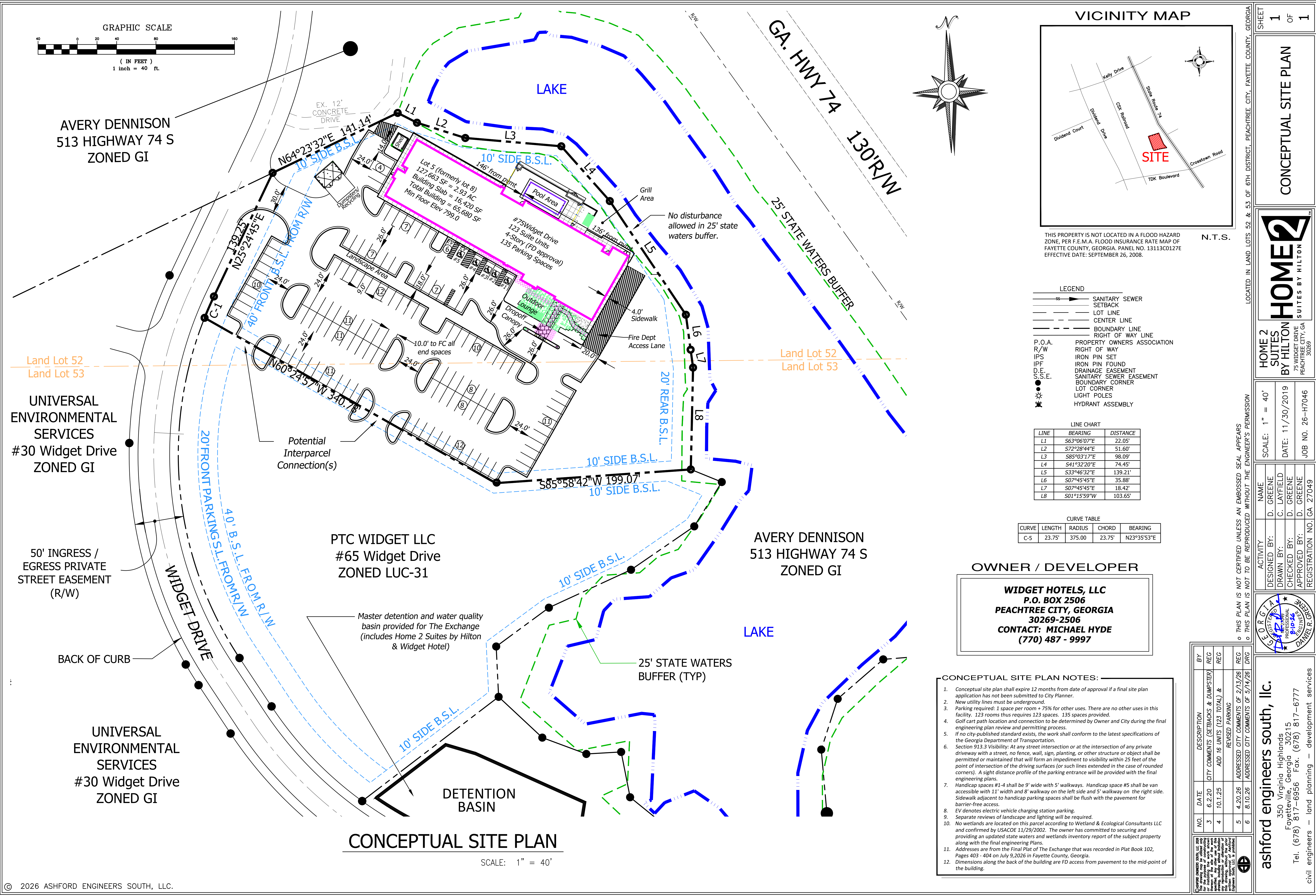
OS-C

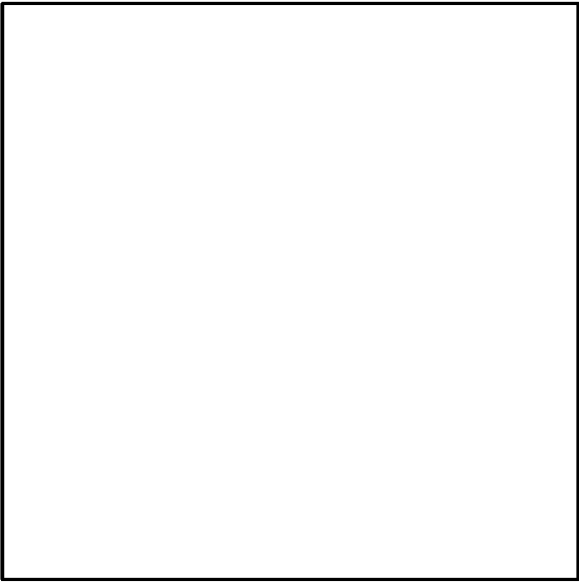


OS-P



Site





Bench mark used:
Jack Berry & Associates, GPS control
network, station name JWB1023.
33°22'38.619417"N, 84°34'45.057775"W
Elevation 835.141 NAVD 29
MFE = Minimum Floor Elevation

STORM STRUCTURES

NAME	TOP	INV. IN	INV. OUT
1	806.99	----	802.32
2	----	----	800.05
3	811.15	----	806.35
4	811.09	805.99	805.99
5	811.17	804.57	804.57
6	----	----	799.43
7	----	800.88	----
8	804.21	800.21	800.21
9	804.19	799.69	799.69
10	----	798.90	----
11	802.24	----	795.74
12	----	----	794.67
13	804.75	795.39	795.39
14	----	----	793.93
15	816.71	----	812.81
16	816.55	811.55	811.55
17	809.74	805.74	800.74
18	----	----	797.58
19	----	797.75	----

STORM PIPES

LINE	LENGTH	PIPE	SLOPE
1-2	155 LF	24" RCP	1.47%
3-4	28 LF	30" CMP	1.29%
4-5	36 LF	30" CMP	3.92%
5-6	98 LF	30" CMP	5.23%
7-8	22 LF	24" CMP	3.02%
8-9	37 LF	24" CMP	1.40%
9-10	61 LF	24" CMP	1.30%
11-12	63 LF	18" CMP	1.71%
13-14	122 LF	2-24" RCP	1.20%
15-16	39 LF	24" CMP	3.17%
16-17	70 LF	24" CMP	8.33%
17-18	42 LF	24" RCP	7.52%
13-19	70 LF	36" BCCMP	3.13%

LEGEND

- SANITARY SEWER
- SETBACKS
- EASEMENT
- LOT LINE
- CENTER LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LAKE TOP BOUNDARY
- P.O.A.
- R/W
- IPP
- IPF
- D.E.
- S.S.E.
- PROPERTY OWNERS ASSOCIATION
- RIGHT OF WAY
- IRON PIN PLACED (#4 REBAR WITH CAP)
- IRON PIN FOUND
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- BOUNDARY CORNER
- LOT CORNER
- LIGHT POLES
- HYDRANT ASSEMBLY

GRAPHIC SCALE



SCALE: 1" = 100'

REVISION NOTE

This plat supersedes the Final Plat, prepared by Ashford Engineers LLC dated 5/11/2015, recorded in PG 48 PG 56-57 on 6/8/2015, Fayette County, Georgia Records. The purpose of this Plat is to:
1. Consolidate Lots 3-7 into new Lot 3.
2. Correct right-of-way from sixty feet (60') to fifty feet (50').
3. Revise Lots 8-11 into new Lots 4 & 5.



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

ASHFORD ENGINEERS LLC 2019
This drawing may be utilized only for the purpose of constructing or installing the work shown hereon. It is not to be used for any other use of this drawing, including without limitation any reproduction or alteration of any part of this drawing, without the written approval of Ashford Engineers LLC. It is prohibited.



ashford engineers LLC
337 Vintage Bay Drive, D18
Marco Island, Florida 34145
Tel. (770) 435-2733 Fax. (770) 435-7639
civil engineers - land planning - development services

NO.	DATE	DESCRIPTION	BY
1	05/15/19	LUC ZONING	KLN
2	09/21/19	PRIVATE STREET WIDTH & RE-ZONING	JDR
3	07/02/26	RECONFIGURE LOTS, CITY COMMENTS	DRG

ACTIVITY	NAME
DESIGNED BY:	C. SHANNON
DRAWN BY:	J. D. REED
CHECKED BY:	R. GALPIN
APPROVED BY:	K. NUTT
REGISTRATION NO.	GA 2104

SCALE: 1" = 100'
DATE: 02-27-15
JOB NO.14M6014.10

THE EXCHANGE
FINAL PLAT

LAND LOTS 48, 52 & 53, 6th DISTRICT,
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

SHEET

2 of 2

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 09/10/2026
Shayla Reed, Planning Director

DATE: September 14, 2026

SUBJECT: Building Elevations - Modifications to Approved Plans, J Alexander's,
100 Market Place Blvd.

Recommendation:

Should the Planning Commission approve the proposed elevation modification, staff has no requests for conditions.

Discussion:

The property located at 100 Market Place Blvd. is zoned GC, General Commercial. The building has undergone a remodel for J. Alexander's that included renovations to the building's exterior. The most recent approval for exterior modifications was August 24, 2026. The approval was for a color change to the building canopies.

The owner is requesting to change the color of the stucco behind the new signage to create a better contrast between the sign and the building during the daytime. The new sign is white and the color behind the sign is Sherwin-Williams Alabaster, which is a warm, soft white. The signage was originally proposed with a red backer panel, but the HWY 54 Design Guidelines does not allow the backer panel. During the evening and nighttime, the sign has red, reverse channel lighting (shown below).



The color proposed behind the sign is Sherwin-Williams, SW 9161 Dustblu, a cool gray

with a cyan undertone.

SW 9161

Dustblu

The color change would provide the needed contrast for the signage to be seen during the daytime.

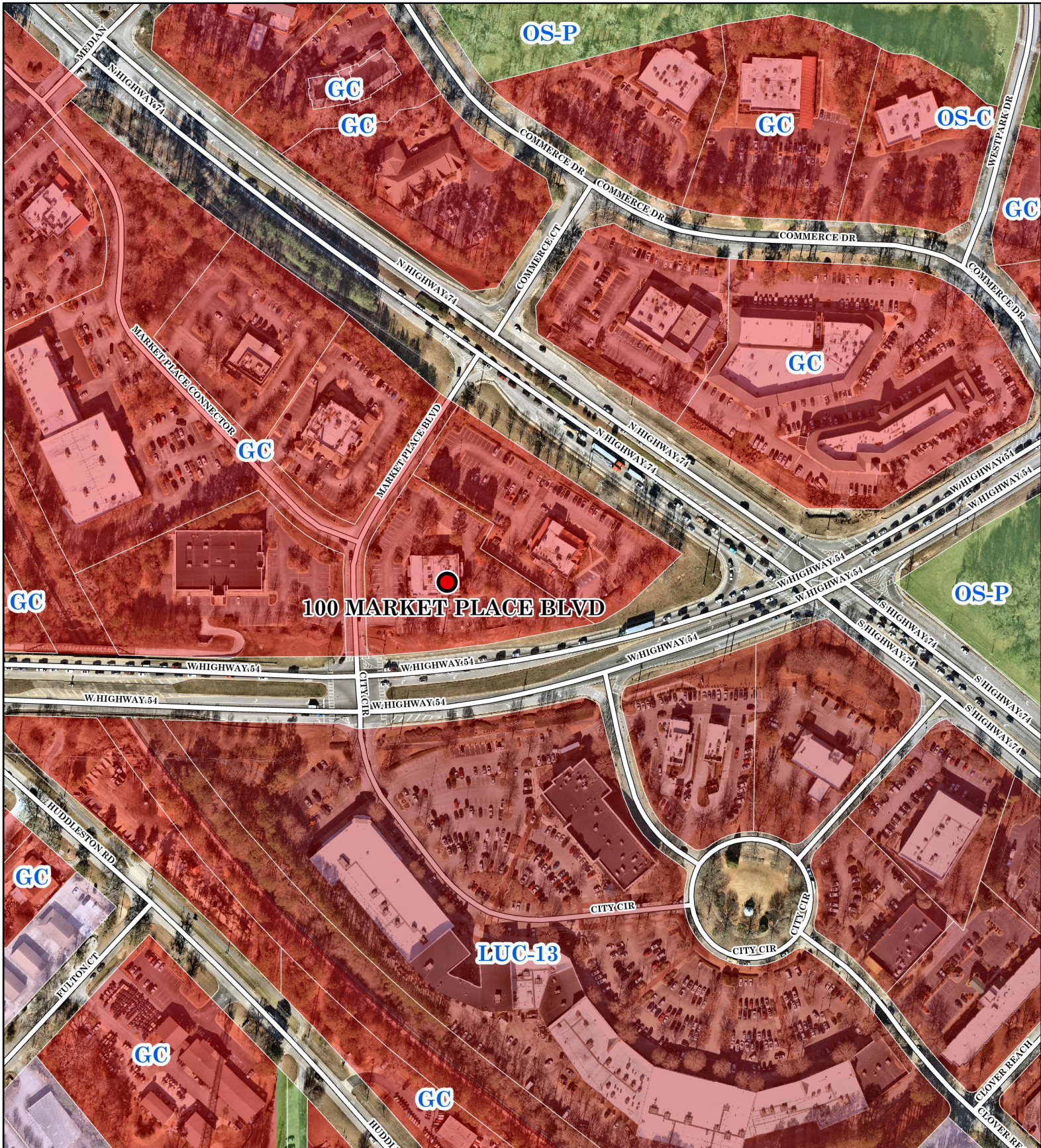


Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Facade Comparison
3. Revised Exterior Elevations



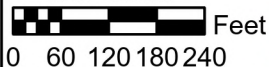
Zoning Map: 2026

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



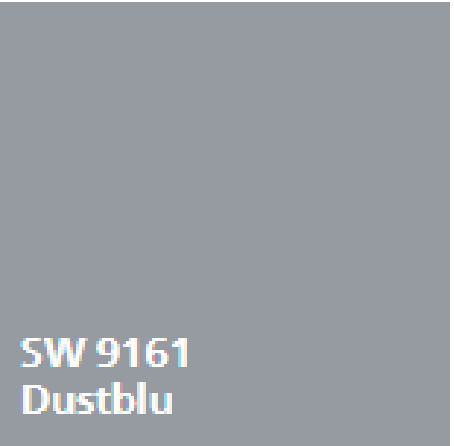


CURRENT MAIN ACCESS ELEVATION (WALL COLOR)

SIGNAGE SHOWN ABOVE FOR THE MAIN ACCESS WAS NOT APPROVED. THE HWY 54 DESIGN GUIDELINES DOES NOT PERMIT BACKER BOARDS. THE SIGNAGE ON THE RIGHT WAS APPROVED WITH WHITE LETTERS AND RED REVERSE CHANNEL ILLUMINATION. HOWEVER THE WHITE LETTERS ARE NOT EASILY SEEN ON THE LIGHT BACKGROUND IN THE DAYTIME.



OPTION WITH NEW COLOR TO HIGHLIGHT SIGNAGE LETTERS



EMERALD RAIN REFRESH
EXTERIOR ACRYLIC LATEX PAINT
SHEWIN WILLIAMS
SW 9161
DUSTBLU

SIGNAGE PERMITTING REMOVED THE RED BACKER PANEL AND THE DEFINITION OF SIGNAGE WITH WHITE ON WHITE IS COMPROMISED.

SW 9161
Dustblu

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

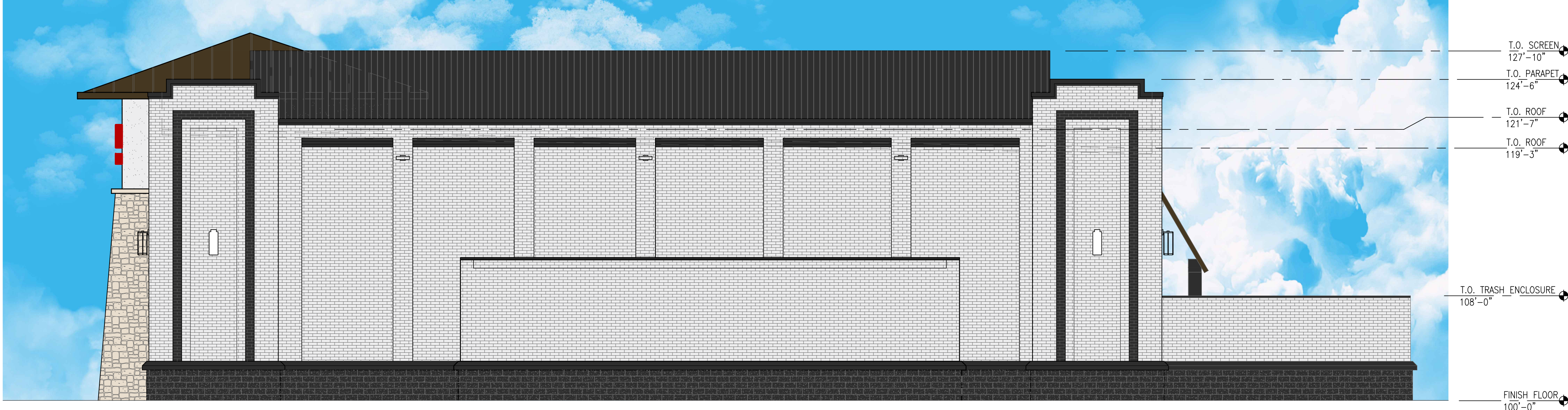
GENERAL NOTES	
1	BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE SUBMITTAL AND PERMIT. RE: ELECTRICAL, GC TO PROVIDE REVIEW
2	NON-Illuminated BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT.
3	ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
4	SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL ROOF MOUNTED EQUIPMENT
5	ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTUALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTUALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL APPLICATION BEYOND PANEL ACCENTS. SECTION 35-1902 (8)(C)(15), ZONING CODE.
6	SCREENING SHALL BE ARCHITECTUALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (E8)(3) UTILITIES. GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)(13), ZONING CODE.

KEY NOTES:

- 4 BUILDING SURGEON: FOR REVIEW UNDER SEPARATE PERMIT.
- 5 ELECTRICAL GC TO PROVIDE WIRING
- 6 EXISTING BRICK FINISH TO REMAIN, PAINT RE: ELEVATIONS
- 7 EXISTING STONE TO REMAIN, PAINT RE: ELEVATIONS
- 8 EXISTING METAL AWING, REPLACE WITH NEW METAL FINISH, RE: ELEVATIONS
- 9 EXISTING WINDOWS TO REMAIN, REPLACE ANY DAMAGED GLAZING.
- 10 EXISTING DOOR TO INSURE WEATHERPROOFING MAINTENANCE, PAINT FRAMES P-8
- 11 EXISTING DOOR TO REMAIN, VERIFY IF FIELD WORKING ORDER, REPLACE IF BELOW STANDARD, RE: DOOR SCHEDULE A4.0
- 12 EXISTING ROOF SCORING STRUCTURE TO REMAIN, AND RECEIVE NEW FINISH R-3
- 13 EXISTING PARAPET CAP TO REMAIN, PATCH AND REPAIR AS NEEDED TO "LIKE NEW" CONDITION
- 14 EXISTING TRASH ENCLOSURE DOORS TO BE RE-FINISHED
- 15 NEW STOREFRONT SYSTEM, RE: A4.0
- 16 NEW COOLER ENCLOSURE TO MATCH ADJACENT FINISH HEIGHTS. RE: SECTION 5.4/5.15
- 17 EXISTING COLUMNS TO BE WAPPED, RE: D2/3.15
- 18 NEW ANVING ABOVE ACCESS WRAPPED IN BRAKE METAL PANEL FINISH BLACK MATTE
- 19 NEW ANVING FOR BACK PATO (TRASH ENCLOSURE AND RISER ROOF, RE: SECTIONS 5 & 6/3.0
- 20 NEW CHAIN-LINK FENCE
- 21 NEW CURB WALL
- 22 STEEL GUTTER WITH SLOPE 2% MIN AND DOWNSPOUT, PAINT WITH ACETAL WITH RUST-INHIBITORS AND RUST-INHIBITING METAL PRIMER TO MATCH CURB BLACK COLOR P-8

FINISH SCHEDULE - MASTER

EXTERIOR PAINT	
P-8	EXTERIOR PAINT (TRICORN BLACK)
P-9	EXTERIOR PAINT (SW 7008 ALABASTER)
EXTERIOR FINISHES	
EF-1	HARVARD M/S - MATCH EXISTING
EF-2	EFS
EF-3	CHESELED STONE SILL
EF-4	STONE VENEER
ROOF FINISHES	
R-1	EXTERIOR ROOF PANEL
R-2	SINGLE PLY ROOFING MEMBRANE
R-3	ALUMINUM LOUVERS
R-4	PRE-FINISHED METAL PARAPET CAP
R-5	CORRUGATED METAL PANEL



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



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

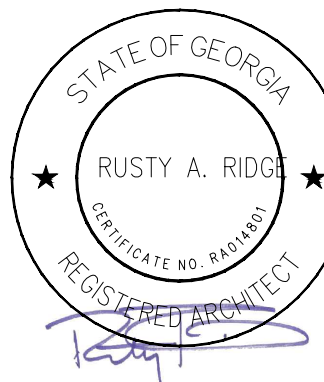


SIDE ELEVATION (WEST)
3/16"=1'-0"

 6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1288
WWW.IDSTUDIO04.COM

CORPORATE

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



05.08.2026

ISSUED FOR
PERMIT

SPB HOSPITALITY - J ALEXANDERS
PEACHTREE, GA

SPB Hospitality
19219 Katy Freeay, Suite 500
Houston, TX 77094

J. ALEXANDER'S
RESTAURANT

DATE	DESCRIPTION
09.27.2025	PLANNING & ZONING
10.10.2025	PERMIT ISSUE
02.10.2025	IFC SET

	DATE	DESCRIPTION
5	02.17.2008	PERMIT ADDENDUM
6	08.29.2008	ASI No. 2

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0

PROJECT NUMBER:
SJA25009