

AGENDA

PEACHTREE CITY PLANNING COMMISSION MEETING

November 11, 2019

7:00 P.M.

A quorum of the Peachtree City Mayor & Council may be in attendance.

- I. **Pledge of Allegiance**
- II. **Additions or Deletions**
- III. **Announcements and Reports**
- IV. **Approval of Minutes**
Planning Commission Meeting Oct. 21, 2019
- V. **Public Hearings**
None
- VI. **Old Agenda Items**
10-19-01 Consider Hampton Inn elevations (300 Westpark Drive)
- VII. **New Agenda Items**
11-19-01 Consider South-Tree office/warehouse landscape plan (201 Prospect Park)
11-19-02 Consider South 74 Complex Building 300 landscape plan (629 S Highway 74)
11-19-03 Consider medical office building conceptual site plan (117 Lexington Circle)
11-19-04 Consider Everton Phase 7 - Creekside subdivision conceptual plat (MacDuff Parkway)
11-19-05 Consider Laurel Brooke mixed use development conceptual plat & plan (Petrol Point & Tivoli Gardens)
- VIII. **Workshop Items**
None scheduled

NOTE: This agenda may change at any time up to 24 hours prior to the scheduled meeting.
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**Peachtree City Planning Commission
Meeting Minutes
October 21, 2019
7:00 p.m.**

The Peachtree City Planning Commission met Monday, October 21, 2019, at City Hall for a special called meeting. Chairman Frank Destadio presided. Other Planning Commissioners present were Paul Gresham, Michael Link, and Scott Ritenour. Planning and Development Director Robin Cailloux, Planner Chandra Wright, and Recording Secretary Martha Barksdale also attended.

Announcements and Reports

Destadio noted that Mayor Vanessa Fleisch was present.

Destadio commended former Planning Commissioners Lisa Ann Curtis and JT Rabun, whose terms had just expired. He said he appreciated their expertise and contributions to the Planning Commission's work. Destadio went on to congratulate Ritenour, formerly the alternate member, on being appointed as a voting member to the Planning Commission. Destadio noted there were still two vacancies, for a voting member and an alternate member, but he anticipated those positions being filled by the Planning Commission's November meeting.

Gresham nominated Destadio to serve another year as Planning Commission Chairman. Link seconded. Motion carried 3-0, with Gresham abstaining.

Destadio nominated Gresham to serve as Vice Chairman. Link seconded. Motion carried 4-0.

Approval of Minutes

Planning Commission Meeting September 9, 2019

Both Destadio and Link were absent from this meeting, which meant there was no quorum present that could vote on the minutes. Destadio tabled action until the next meeting.

Public Hearings

PH-19-07 Consider rezoning of 9.86 acres, undeveloped property on Petrol Point and Tivoli Garden, Tax Parcels 071816002 and 0718083, from GC (General Commercial), and OI, (Office Institutional), to LUC, (Limited Use Commercial)

Destadio opened the public hearing.

Cailloux explained that this property was a combination of parcels and presented a zoning map with the property outlined in yellow. She pointed to SR 54, Robinson Road, and Peachtree Parkway, as well as Stevens Entry and Petrol Point, which became Tivoli Gardens at the curve. The 1.5 acres of commercial property was zoned GC on Petrol Point. The remaining property was zoned OI, and it surrounded a two-story, older office building, and was adjacent to The Campus, which was a private school, and a former day care building that had been converted to office use. A NAPA Auto Parts store was next to the property on Petrol Point, and Brandon's Package Store was at the corner of Petrol Point and SR 54. The property backed up to commercial property on Shakerag Hill that was zoned LUC-27, but was mostly office, Cailloux explained. Also nearby was the development on SR 54 with Waffle House and Chin Chin, among other businesses. This property also backed up to a City greenbelt. Cailloux pointed to Robinson Wood Estates and Whitfield Farms subdivisions in the vicinity.

Destadio asked about the width of the green space between the commercial and residential, and Cailloux told him, based on a rough estimate, it was about 50 to 75 feet.

The Future Land Use map called for commercial use in the front, and office in the rear, Cailloux related.

The applicant's Master Plan called for 11 mixed-use commercial lots on the commercially zoned parcel and up to 35 single-family lots and a Bed and Breakfast on the property now zoned for office use. Cailloux presented photographs provided by the applicant that showed the types of buildings proposed for the commercial area. The office buildings would have the possibility of having residential space on the second floor. These 10 buildings would be about 1,500 to 2,000 square feet total. The 11th building would be about 5,000 square feet, with a coffee shop or deli on the ground floor, and offices on the second floor.

The residential area would include narrow single-family home lots, similar to those at the entrance to the North Cove development, and the applicant had said they would mimic some of the homes in North Cove. There would also be some wider lots with larger homes.

Cailloux noted that the topography along the greenbelt was rather steep, with grades of 8% to 12%. She said the intent was to get the maximum grade to 8% because that was the most large trucks could handle. The wider lots would be along the part of the street with this steep grade.

The applicant proposed a bed and breakfast as part of the development, and Cailloux pointed out the location, in a rear corner. It would not be like a typical bed and breakfast in an older home, but a group of six cottages between 400 to 600 square feet, perhaps with kitchenettes, but not full kitchens. The kitchen for the breakfast part of the business would be in a community hall. The community hall would be available to the remainder of the development for their use, such as for meetings or parties.

Destadio noted that this was an interesting approach, and Cailloux replied that it reminded her of Barnsley Gardens or Serenbe.

Staff considered six criteria when looking at rezoning applications, Cailloux explained, using them to help guide the process. The first asked if the proposal was in conformity with the policy and intent of the land use plan. The City's Future Land Use map did not include a mixed-use category, although Cailloux said she hoped they could look at adding one in the future. She said she tried to compare it to the predominant uses. Commercial was proposed for the front part of this property, which did conform with the Future Land Use. The rear portion was mostly residential, except for the bed and breakfast, and not office uses, so it did not comply.

Staff identified seven applicable Comprehensive Plan policies:

- **Discourage any "strip-type" commercial development**, which Cailloux said they were doing by proposing this unique office/commercial park.

- **Develop based on the village concept and utilize the "step down" practice in which there was a regression from higher density [housing] close to the village center to lower density farther away from the center**

This property was in the original Glenloch Village center. Staff had reviewed the zoning and plans dating back to the 1970s, she related, and this area was zoned commercial since before 1972 and intended to be the commercial center. The zoning stepped down to office use, which ringed the commercial area. From that, you would want to step down to more intense residential, which would be the General Residential (GR) zoning district. This district was unique in that it could allow for development of duplexes, single family homes, or even multi-family apartments. If a number followed the GR, it meant that was the maximum number of units allowed per acre. If no number followed the GR, the maximum number of units per acre was 25. In this area, some GR had been developed into multi-family residential, while other portions were zoned that way, but had not been developed that way. There were duplexes, smaller lot residential, as well as standard residential development. From

there, the zoning should move on to allow smaller lot residential, with residential development on larger lots encircling the entire area. Here, Cailloux pointed out, a greenbelt separated the office area from the residential. She noted that access to the existing residential was from Robinson Road and not through the road network on the property they were discussing. She said the greenbelt was probably why the intensity of use dropped so dramatically from office to single-family residential. It skipped several steps.

Destadio asked if this property should have been zoned commercial because it was the village center, and Cailloux said it was zoned that way originally. She noted that this property appeared annually on her list of the city's undeveloped commercial and office properties. All of those properties had something so challenging about them that kept them from being developed according to their zonings. The reasons here were the challenging topography and the lack of visibility from a major road.

- **Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users**

This proposal complied with this policy in some areas, such as the hotel/motel tax that would be brought in through the bed and breakfast, but in some areas, it did not comply. Therefore, Cailloux stated, Staff did not offer an opinion because the split was 50/50.

- **Provide a broad range of housing opportunities for size, price point, and intended users**

This proposal introduced a different type of housing style than was currently available in the immediate area, Cailloux reported.

- **Encourage alternative modes through the multi-use path system and connections**

The applicant proposed to connect to the existing multi-use path in the greenbelt at two or three locations. Cailloux added that there was a path system that connected the Shakerag Hill area through the greenbelt and this property to get to the street system. If you were in Shakerag, the church, or Robinson Woods Estates, in order to get to Eastbrook, you currently had to go down to come back up. This would provide a new connection that shortened the distance.

- **Continue to require developers to provide necessary infrastructure in their developments,** which Cailloux said the developer would do.

The second and third criteria asked if the proposed use would be negatively impacted by or have negative impacts on surrounding uses. The commercial uses would have no negative impacts on or from the proposed uses, she noted, and residential uses were typically considered compatible with residential. None of the proposed uses would affect the surrounding properties' ability to continue using their land.

The fourth criteria asked them to consider if the land had reasonable economic use as currently zoned, and Cailloux pointed out that it had remained undeveloped for more than 30 years. Based on that, coupled with the steep topography and the lack of visibility, there could be a strong argument that the office zoning did not allow reasonable economic use.

Would the proposal cause a burden to the public infrastructure and services? The traffic impact was one of the issues that came up during the Planning Commission's earlier charrette. Cailloux said she used her experience to predict what the impact would be if these properties were developed as proposed. The numbers came from a trip generation formula used by engineers, based on surveys from across the nation.

Destadio clarified that no official traffic study had been done. Cailloux said the ordinance did not require a traffic study for something of this small scale. Destadio said it was not required at this point,

but would be if City Council approved it. Cailloux told him it was possible that Council could require a traffic study as a condition for rezoning, but the ordinance did not. They had seen traffic studies for other sites where there were concerns over traffic, Destadio remarked, but Cailloux pointed out that those were much larger impact developments than this, such as 400 apartment units versus 35 single-family homes.

Cailloux showed trip generation figures for the property as currently zoned and for it as proposed. She said she used an 8,000 square foot auto parts store as a business for the 1.5 acres currently zoned General Commercial. That generated about 440 daily trips. For the office portion, she looked at an existing development on Shakerag Hill that contained seven one-story office buildings of 8,000 square feet, for a total of 56,000 square feet. She said she assumed half of it would be for medical use because that's what they were seeing in the community—medical offices going in commercial spaces. That would generate around 1,260 daily trips. Therefore, if the land were developed as currently zoned, it would generate 1,700 daily trips.

The proposed use included 10 small and one medium size commercial spaces, totaling 19,000 square feet. Using the formula of 10 trips per thousand square feet, that would generate the 190 daily trips. Cailloux remarked there was a much different trip generation between large and small scale retail development. The proposed coffee shop/deli would generate 224 daily trips, while the single-family homes and the bed and breakfast would have about 374 trips. Based on the formula, there would be about 788 daily trips for the entire development as proposed.

Given the fact that the proposal generated about half the traffic that could potentially go on the property, and that did not consider that it could be something like assisted living which would result in a much higher trip generation, Staff concluded that it would be no greater than if the property was developed as currently zoned.

The developer provided letters from the utilities that there would be capacity to handle this. In the charrette, one of the neighbors mentioned that low water pressure was a problem in the area, which had been confirmed by a water pressure test. They were proposing a loop system to improve not only the pressure for this property, but for the ones around it as well. Cailloux said it might not improve the resident's specific problem, but, in general, it should improve pressure on Stevens Entry and Petrol Point. Destadio asked if Fayette County Water did the water pressure test, and Cailloux said it did.

They used the Board of Education's numbers from last year to determine the impact on schools and found that this development would have a low impact on the system, generating seven elementary students, four middle school students, and six high school students.

The sixth criteria asked if there were other changing conditions that would impact this property, and Staff was not aware of any.

Based on this, Cailloux summarized, Staff was of the opinion that the proposal met many of the criteria for rezoning and, should the Planning Commission recommend approval, Staff asked that they include a list of conditions to codify the proposal into an ordinance form. Those recommendations included a statement that the bed and breakfast cottages should be considered part of the bed and breakfast and could not be sold as individual residences. Another stipulated that there be adequate parking.

Destadio said they would discuss those with the applicant.

Attorney Tom Lacy represented the applicant, Doug Feller of Feller Holdings, who was present to answer any questions the Commissioners might have. Lacy said he couldn't improve on Cailloux's description, but added that they believed this was a good project and hoped the Commission would recommend approval to the City Council. Lacy stated that this was a local project that put

aesthetically pleasing and economically beneficial development on a piece of property that had lain dormant for the last 30 years.

Destadio asked if anyone was present to speak in support of this development. Charlie Nelson, publisher of *The Peachtree City Magazine* and *The Guide to Peachtree City*, said his office was at 101 Tivoli Gardens, across the street from one of the proposed development's entrances. This development would be a great addition to the area, he remarked, and he said he could not see that it would generate much additional traffic or cause other problems. No one else wished to speak in favor of the proposal, and Destadio asked who wished to speak in opposition.

Fozia Khan Eskew, a Glenloch resident, said she appreciated the work that had been done to look into the water issue, but she was concerned about the traffic. Her home was on Hunter's Halt, off Stevens Entry. She said she just did not see where all the traffic would go. There was no connection proposed to Robinson Road, Eskew noted, adding that Robinson Road could not handle much additional traffic in any case. She also wondered about water runoff, considering the steep grade of the land. She commented that she didn't understand the concept of the bed and breakfast. Eskew also noted that the soccer fields at Glenloch generated a lot of traffic in the area on the weekends. She mentioned the need for affordable workforce housing in Peachtree City and said she was worried about the disparity between the homes in this proposal and the duplexes in the area. She concluded by saying this was a quiet, undeveloped area, and she would like to see it preserved in that state.

A resident of 204 Woodland Drive told the Commission she was concerned about tree cutting on the property. She also mentioned she had heard it would be a gated community and did not understand how the path could be used to cut across if access was limited.

Geary Kent of 205 Woodland Drive commented that the watershed was important to consider. There were wet weather creeks on the property that had eroded, and there was also exposed sewer lines. These issues would need to be addressed, he stated. Kent noted that sewer would be available to this new development, but his neighborhood did not have access to sewer when it was built.

Dave Colwell of 114 Forest View said they had been told there would be a three-story condo in this development, backing up to the cart path and greenbelt. He said he did not feel that would be appropriate for this parcel. No one else wished to speak, and Destadio closed the public hearing.

Link asked Feller if he had been in touch with the community about this project. Feller told him they had talked with the neighbors whose property backed up to the development, but that he hadn't met with all of the surrounding property owners. He heard nothing against it from the homeowners he spoke with, and the commercial property owners also supported him.

Link asked Cailloux if the City had heard from any of the neighbors, and she told him they hadn't heard from anyone, adding that they hoped this public hearing would allow them to voice their questions and concerns. Destadio recalled that contacting the community was one of the issues raised during September's charrette. He told Feller he would have thought he would try to reach out to the community by perhaps posting a notice saying he would be available to meet at the Waffle House with anyone who was interested. Destadio asked Feller if he really felt reaching out to a handful of people at the back was sufficient.

Feller told Destadio he did feel that was sufficient, adding that this public hearing was the appropriate time to talk to people and have an open discussion. He said he tried to talk to people who would have an immediate and direct impact, but he did not know how far Destadio wanted him to reach. Feller continued that he had done lots of rezonings and sometimes people came from 20 miles away to oppose things, even if they had no impact on them.

Ritenour noted that he once worked off Eastbrook Bend and was familiar with this area. He asked about signals at intersections with SR 54. Cailloux said there was a signal at Stevens Entry. There was not one at Petrol Point, but it was full access. The City had done an access management study on SR 54, and Petrol Point was identified as having a higher ratio of accidents to users, and the accidents that occurred there had a higher injury rate than at controlled intersections. The City was looking at installing an R-cut for the intersection, which would limit access.

Ritenour asked Feller why there was no true greenspace, except for mini-parks, with room for only a bench. Was any planned? Feller told him that Glenloch was right down the street, plus, in developments such as North Cove, pools and tennis courts were not wanted by residents. Peachtree City had so many great areas of greenspace already, Feller pointed out, noting there was a renovated swimming pool and a new splash pad just down the way at Glenloch.

Ritenour said he was concerned about golf carts cutting through the development because of the smaller streets and the incline. According to Feller, they developed one proposal where they added a cart path behind the detention area, which was flat, but then learned the City did not want any more cart paths that they would have to maintain. He said he still would be willing to build a path, but had been told the City wanted to utilize the streets where possible.

Destadio asked about the condominium building, and Feller told him that had been removed from the plans for now, replaced with single-family homes. If they had wanted a condominium building, they would have had to come to the City and ask that the moratorium on multi-family development be lifted, Feller noted. Destadio said he believed the moratorium had a sundown clause and asked Feller if he intended to come back later and seek it. Feller said the condo plans would depend on the market. A change like that would have to come through rezoning, Cailloux pointed out.

Destadio noted that he read in the minutes from the charrette that there was concern about clear cutting, which had been an issue in several other areas over the past few months, including in the MacDuff area. As a civil engineer, he said he understood the need for clear cutting trees at times. He noted that most of the trees on this site were pines, but said most people didn't understand that they would be replacing them with other trees.

Feller and Destadio agreed that you couldn't build through the trees. Feller added that certain things with grading had to be done. The current plan, he continued, was not to clear cut the whole property at one time. The 1.5 acres next to NAPA Auto Parts, currently zoned GC, would be cut all at once, but they intended to just cut the land for the roads in the residential section, currently zoned OI. They would have to see if that would work out. They had an extensive landscape plan, and Feller told the Commissioners that Jim Strickland, the developer of North Cove, ended up cutting every tree off the site. He didn't start out with that intention, but it was required. What he planted back, Feller said, were large caliper trees, and they intended for this neighborhood to mimic North Cove. They did not intend to clear cut the whole area, but every pine tree would probably come out. They would be bringing in very large trees.

How they would handle the steep grades on the property was next on Destadio's list of concerns. He said the minutes mentioned "San Francisco-style" homes on the steep streets. This all related to some of the comments about drainage and run-off, Destadio noted. Although they were not there to talk about the site, just the zoning, he asked Feller to explain a little about how they would handle the grades.

Feller reported that only one section had a steep grade. It started at lot 19 and ran to lot 23 and was an 8% grade. The homes on those lots would have side walk-out basements. A flat grade could be

achieved on the remainder of the lots. The bottom part would have a slight grade, as well as the area of one of the retention ponds. That was a perfect area for the retention pond, since the land had a natural slope.

Destadio asked Feller if he felt he had adequately covered all the water drainage issues that residents had addressed in their comments. Feller said he felt they had, and noted that if they developed the entire area as commercial, they would create more runoff than residential would. The runoff would be worse, and the traffic also would be worse, he remarked.

Did this meet the City's standard of a 75/25 ratio?, Destadio asked, and Cailloux replied that it was 25% commercial and 75% residential.

Replying to the citizen's comment, Feller told Destadio this development was never planned to be gated.

Gresham clarified with Cailloux that the water system loop would be a developer expense, not the City's. He also noted that one of Staff's recommendations as a condition for approval stated that the developer would have to present a master sign program and have it approved by the Planning Commission.

Feller said they would comply with that. He also wanted to comment about the water issue, stating there was an 8-inch line along Stevens Entry, which was fed by a 20-inch line across SR 54. A six-inch line came off Stevens Entry onto Tivoli. It went to a four-inch line on Petrol Point and dead-ended at a fire hydrant by NAPA Auto Parts. The pressure was extremely low, he said, so low that if there was a fire in one of the buildings, the pressure would not be sufficient, according to the Fire Marshal. Feller said they were looking at putting in an eight-inch line all the way around. They might be able to tap into the six and go to the eight to loop around the entire development. That would add more pressure, he explained. If the engineers and Fayette County water wanted an eight-inch line on Stevens Entry, they were willing to do that. This would improve the pressure on all the fire hydrants for everyone in the area. He noted that the lines were older and needed updating, as were the sewer lines. They were working with the Water and Sewer Authority (WASA) on improving those. All this work would be at the developer's expense, he noted.

Destadio told Feller that he was on the water committee for the County, so he would bring this up. Feller said he had already talked with Matt Bergen. Destadio said this step down from eight to six to four was not uncommon in Fayette County. The County had a lot of water pressure issues, but he did not know they had it in Peachtree City.

Destadio also noted that one of the main entrances would be off Petrol Point, and Cailloux added that the access management plan completed last year for SR 54 East called for an R-cut intersection there. Drivers who wanted to make a left onto SR 54 would have to circle around and go to the signal at Stevens Entry.

The Planning Commissioners had no more comments or questions for Feller at that time.

Destadio reopened the public hearing and asked Cailloux and the applicant if they wished to say anything else, and they declined. Nelson, who had spoken earlier, said he owned the building adjacent to the entrance on Tivoli Gardens and Prime Point. Golf cart traffic had been mentioned, and Nelson said he wanted to point out that more than 100 golf carts a day made trips to the school in the area. This would have much less impact than the school.

Lisa Miller of Robinson Woods Estates said their neighborhood held a meeting with one of the City Councilmen recently. The condominiums were their main concern, and she said she was glad to hear they were no longer part of the plan. Water runoff was a concern, and they wondered if an environmental study had been done. Miller mentioned that Cailloux said there would be a setback of 50 to 75 feet along the bike path, but there were stakes within a foot of the bike path. She was concerned that the small homes would back right up to the path.

Cailloux said it was not a 50- to 75-foot setback; that was how wide they believed the entire greenbelt was in that area. There was an ordinance prohibiting any structure, even a fence, from being five feet or less from the pavement. That was not the case everywhere, she acknowledged, but they enforced it on new construction. Here, they were looking at the rear yards for the proposed homes, with a setback of 10 feet from the property line, plus an additional distance to the path.

Carol Colwell of Forest View showed where her home was, near the bed and breakfast, and said she was concerned that they could build within five feet of the cart path. Ten feet would be nothing, she said, noting that they enjoyed the greenspace. The golf cart traffic would be disruptive to those who lived there now. If it was not rezoned, she remarked, and a medical development came in, that would generate less traffic than a subdivision of families coming and going.

Cailloux again said no one's house would be within five feet of the path. The path was close to the private property line. There would be no house backing up to the path. It would be similar to how the Centennial subdivision was after you crossed the SR 74 bridge. There might be someone's private fence near the path, but not their house or the bed and breakfast. She said she didn't have an exact number of feet, but wanted to assure residents that it would be similar in feel to many parts of the City where the paths were behind people's houses, but a backyard was between the house and the path.

Gresham and Cailloux again explained that there was a house, a backyard, then 50 to 75 feet of greenspace, with the path in that greenspace. The greenspace was public property and could not be disturbed. The path might not be exactly in the middle of the greenbelt, but it was in the greenbelt.

Colwell said she couldn't understand the 50 feet. She and her husband walked along the path and had noticed that the underbrush and other plants had been removed. There was not 50 feet of greenspace. The white flags were about 10 feet from the path. They were painting a picture of a buffer, but that was not the case.

Feller said they had done no clearing in the greenbelt. Cailloux noted there had been geo-technical testing, which required clearing in order to get the equipment in and move it around. There had been some underbrush thinning, but no soil disturbance. Feller said that was on their property, not in the greenbelt. Most of the greenbelt, he added, was 75 to 100 feet, according to surveyors they had employed. Destadio asked if the stakes Colwell reported were part of the geo-tech survey, and Feller said they could be, but he did not know. He did know they had not cleared anything in the greenbelt.

Another resident wanted to clarify for Colwell that the path in one spot came right up to Feller's property. Eskew returned to state that this showed the community had not had a chance to meet with the developer and learn about this project. Destadio said the developer seemed to have made an effort, and that was what this public hearing was for. She encouraged the developer to make more of an effort.

Destadio pointed out that there would be another opportunity for the public voice their concerns. The Planning Commission would make a recommendation to the City Council, which would also hold a public hearing. He recommended that they talk to Feller that night and ask that someone visit their

home to talk to them. That way, when Feller went before City Council, he could assure them that he had addressed as many issues as possible. Destadio closed the public hearing.

Gresham commended Feller for a well-developed plan and said he was glad he removed the large condominium building. The City needed more mixed-use developments such as this, and this was good use of this property. Ritenour said he would echo Gresham's comments. The condominiums were one of things that disturbed him in their previous conversations, so he was glad it was back to single-family residences. This was an unusual and difficult area, so it was good to see development.

Link said he was not crazy about the B&B, but he hoped it was successful. He added that he like most of the concept.

Destadio noted that he was not present at the workshop, but he was disappointed about a couple of things. They had seen several proposals for multi-family developments that were beautiful, but not in a good location. He thought the City could use a good multi-family site somewhere, and he had commented several times that the east side of SR 54 would be a prime spot. He was encouraged to see that this would be multi-family, but now that it was not, he would anticipate seeing what would happen with the moratorium. He said he liked the concept, although, like Link, he did not believe the B&B would be beneficial, but he wished Feller luck. He noted that Peachtree City was a city of unique character, remarking that the restaurants were crowded all the time, so maybe they would use the B&B, too.

He told Feller some of the citizens' concerns would come up again before the City Council, so he recommended again that he meet with the neighbors, so the City Council didn't have as much to go over as they had. He congratulated Feller and stated this was a good use of a piece of property that had been available for 30 years. It had some challenges, but good engineering and good development could turn around some of those issues.

Gresham moved that they recommend to City Council that New Agenda item PH-19-07 be approved with the Staff recommendations. Destadio then said he wanted to read the recommendations to ensure Feller's understanding. Feller stated that he was fine with the recommendations.

Link seconded Gresham's motion. Motion carried unanimously.

New Agenda Items

10-19-01 Consider Hampton Inn elevations (300 Westpark Drive)

Cailloux said this property was in the Westpark/Commerce Drive area. It was a two-story hotel built in 1994, and the owners wanted to modernize the facade. The applicant had provided photos of the existing facade that showed a long, narrow building with a drive-under canopy at the main entrance, with other entrances indicated by red awnings. It had a stucco facade and a mansard roof that they were requesting to change.

Using elevations provided by the applicant, Cailloux pointed out that the sloped roof would be replaced and parapets added. The sloped roof over the canopy would be replaced with a flatter roof. They were adding an architectural element in a cobalt/navy blue color. There would be wood-appearing panels to emphasize the main entrance and to accentuate the pedestrian entrances. Their paint color selection was a combination of neutral tones with an accent of a navy blue color. She said she hoped the applicant could point out where stone veneer would be utilized.

Samir Shah said he purchased the hotel in 2010, with several other owners, and they were doing these renovations as part of their re-licensing effort with Hilton Hotels.

Architect Ranjit Banerjee said the main thrust of the renovation was to bring this hotel in line with the brand standard. Destadio asked if these were standard branding colors, and Banerjee said they were, adding they were designed to be fairly neutral. Hilton liked to set up what was called a "blade wall" with the darker blue, so anyone could recognize that was a Hampton Inn, he explained. The darker brown on the elevations indicated a wood panel that would be around all the entrances. Along the base, about three or four feet, would be a wainscot of stone veneer.

Destadio asked what the veneer was made of, and Banerjee presented a sample for the Commissioners to examine. Destadio reminded them of the discussions in the past about faux materials.

Banerjee explained that the stone veneer would be used in alternating bays around the facility and designed to match the bottom of the window sill as a decorative feature. Destadio asked what ran up to the facility now, just earth? Banerjee said the landscaping would be updated. There was a small landscaping strip around the building, and in some areas there would be sidewalk. Destadio wanted to know if water could splash up and dirty the building or if there was river rock in the areas that weren't landscaped. Banerjee said some areas had pine straw and mulch up against the building. Destadio confirmed that the wainscoting wouldn't be muddied up and asked about the height. Banerjee said it would be about three feet.

Destadio mentioned the City's requirement that new structures visible from a major road be at least 80% stone or brick on the front and 50% on the sides. He wondered if that applied here or would it be grandfathered in as originally built?

Cailloux said that requirement was a "should" statement, and this board had made it clear that they would consider projects that did not meet that criteria, but they had to make a very good case. She normally told applicants they needed to have a strong case why they were not proposing that, and an existing facility would be a good case, in her opinion.

Destadio asked why this was not mentioned in the Staff's report, and Cailloux said she thought she brought it up, then found the statement. Destadio apologized, saying he missed that. Did they know the percentage of stone being used on this building?, Gresham wondered. Cailloux said it was far less than the 50%, probably around 5% to 10%, considering you were looking at just three feet of the total height. The stone was not on every bay, either, Destadio pointed out.

Shah agreed that it was less than 10%, but stated this was a prototype that Hilton Hotels had created, and they were not creating a new design. This was what was presented to all franchisees in cases of re-licensing.

Gresham stated that he did a lot of work with prototypes around the country, so he understood that, but he often had to modify the prototype as required by the city. He acknowledged that it was a challenge, but since this was a "shall" and part of Peachtree City's restrictions, which called for at least 80% stone, there should be an effort to conform. He said there was a small effort, but more was needed to meet the challenge of having a building that blended in. Requiring additional stone would have to be a condition to get his approval, Gresham noted.

Cailloux asked if there was a percentage he was interested in trying to achieve, and Gresham replied that you needed to be able to see the stone or brick on a building in order for it to look more substantial. He said he was not sure what the percentage would be. If all of the inset panels were stone or brick, he commented, it would be hard to meet the 80% requirement, but he would be content with half that, or about 40%. He wanted enough so you would see the stone or brick.

Shah said he was encountering a similar situation with a hotel he was building in Cartersville. It was achievable to meet a city's standards when you were building a brand new hotel, but more difficult in the case here, when they were doing what was called a "product improvement plan" required by Hilton for re-licensing. Their goal was to do as little as possible while creating the impression that the building was brand new. He said Fairfield Inn Suites on SR 54 had a similar concept to what they were proposing.

Destadio said he brought this up because, while the ordinance said "shall," he did not know the wainscoting was stone until the board's discussion. He said he encountered similar situations on Air Force bases where they didn't go by the branding requirements. He recalled one instance where McDonald's would not budge from their branding requirements, so they were not allowed to build. Burger King was more flexible and worked with the Air Force on a design. The Burger King that was built was successful. He appreciated that Shah was trying to meet the minimum requirements to do what Hilton wanted, but they were doing it in Peachtree City. He might have to go back to Hilton and tell them Peachtree City wanted more than just wainscoting

Destadio asked Gresham if he saw any vertical elements that could be used to incorporate more stone. Gresham said the challenge of adding stone in a renovation were the weight and support issues. Destadio noted that this was just a veneer, but Gresham said it still had to attach. On this building there were a lot of horizontal areas that could be utilized, maybe even up to the top of the windows on the first floor as a continuous level of stone.

Shah stated that putting stone all the way around would not add value. It only needed to be on the side with the main entrance.

Gresham told him the recommendation read that it needed to be 80% on the front facade and 50% on the side. It did not address the back. Cailloux confirmed with him that stone on only the south facade, with the main entrance, would be fine. Gresham said the west side had high visibility, as well, so the south and west sides needed higher levels of stone. Shah said the west side was covered with trees, as was the east side. The value could be added, he stated, by looking at the south side.

Gresham said he disagreed, based on driving by the building. You did see mainly the south facade, but you could see the west and east, too, from the side streets. As you approached the building, the facades blended into one another. He stated that this was more of a design decision. The Planning Commission could table this and ask Shah to bring back a new proposal after consulting with Staff to find a balance point.

The key issue, Shah stated, was that the hotel was built in 1994; there were risk elements associated with adding the weight on the outer skin of the building. Those issues had to be considered from a design standpoint, he pointed out.

Destadio asked if the color palette met the standards, and Cailloux said it did, using neutral or earth-tone colors with no more than three predominant accent colors. Cailloux said she had pulled these colors up on her computer and found them acceptable. Banerjee showed samples of the colors to the Commissioners.

Gresham said he always tended to go with the branded colors as much as possible.

Gresham moved to table New Agenda item 10-19-01, Hampton Inn elevations, and have the applicant work with Staff to increase the amount of stone on the building in order to get closer to half the recommended amount. Ritenour seconded. Motion carried unanimously.

Destadio explained to Shah that by their tabling, not denying, his request, he could return to the Planning Commission more quickly with revised elevations.

10-19-02 Consider Heritage Bank renderings (300 Finance Avenue)

Cailloux said this was an unusual situation because other areas of the City had no restrictions on roof colors. She explained that Heritage Bank had just purchased this building in the Lexington Circle development. They wanted to replace the faded green roof. A condition of zoning for this property required that the owner obtain approval from the Planning Commission for a roof color not listed in the Lexington Circle Design Guidelines, which allowed for three metal roof colors: Aged Bronze, Hartford Green, or Burgundy. The applicant provided a photo of another Heritage Bank with the roof they wanted, and Cailloux noted that it was not burgundy; it was bright red that matched the red in their logo. She said Staff had nothing upon which to evaluate this request; it was at the Planning Commission's discretion.

Chris Thompson, a commercial lender with Heritage Bank, said Heritage had been busy with renovations since purchasing the building more than a year ago and hoped to open by the end of the year.

Operations Manager Dondra Clark said the photo they submitted was of a Heritage Bank in McDonough. Red was their signature color, and Destadio asked if it was their brand. Clark pointed out the red flame that was above the letter "I" in their logo.

Destadio noted that Lexington Circle had two or three different developers, adding that he thought there were different guidelines for different areas. Cailloux said the design guidelines applied to the zoning, so it didn't matter who owned which property. Cailloux recalled that when she first came to work for the City, the Mexican restaurant in Lexington Circle wanted to paint its building a chili red, but could not, due to the restrictions in paint colors. She said Staff tried to hold to the ordinances when they existed. She was aware that one of the buildings in the development did not have a roof in a designated color. It was not a hunter green, but more of an olive green.

Destadio mentioned the red awning at Bruster's. Cailloux said the color scheme was supposed to apply to the awnings as well as the roofs, according to the design guidelines.

Since there was already red being used in the development, Destadio said he would recommend they allow them to go with the branding color for the roof. He said he liked the burgundy, but would not want to change the branding color, especially since there were already deviations from the guidelines. Guidelines were important, he went on, and they had had a number of issues arise while upholding them in various parts of the City. He mentioned Taco Mac, which painted its restaurant in non-compliant colors and had to re-do it.

Gresham recused himself from the vote because his architectural firm was involved in this project.

Link and Ritenour had no comments. Destadio moved that they approve use of the red color for the roof in New Agenda item 10-19-02, Heritage Bank renderings. Link seconded. Motion carried 3-0-1, with Gresham abstaining. Cailloux informed the applicants that they did not need a permit for this roof.

10-19-03 Consider McDonald's restaurant landscape plan (709 Highway 54)

Wright explained that the Axis Companies had submitted a landscape plan for the newly-renovated McDonald's on SR 54 East. The ordinance called for a 60-foot buffer along an arterial road, but this building was constructed in the 1980s, prior to that requirement, and the parcel was deemed legally non-conforming. They had about 20 to 30 feet of landscape buffer in front of the restaurant.

The amount of disturbed impervious surface was fairly small, Wright went on, about 6,300 square feet, so you didn't have a lot of trees that needed to be added. The calculations determined that about 19 caliper inches of canopy trees must be provided, along with 13 caliper inches of understory trees. The plan designated about 3,300 square feet in the northeast quadrant for a tree save area. There were several specimen trees in that area, and they wanted to use that to reduce their requirements by about 3.6%. After that reduction, they would be required to have about 18 caliper inches of canopy trees and 12 inches of understory.

The landscape plan showed four 2½-inch magnolias and about 39 dwarf Burford hollies to screen a bare area on the east side of the property. They wanted to keep the evergreen screen in the buffer area and provide no additional plantings. They intended to add some emerald arborvitae and ornamental grasses where the playground formerly stood. There would be three crepe myrtles surrounded by heavenly bamboo, which Wright described as an interesting plant with four seasons of color. The remainder of the landscaping was primarily evergreen material.

Given the amount of understory and canopy trees provided, this plan exceeded the City's requirements, with no alternatives for compliance needed. Wright said Staff recommended approval for this plan.

A representative of Axis Companies, which was the engineering company for McDonald's, spoke on behalf of the applicant. The majority of the impervious area they replaced was in order to bring the property into compliance with the Americans with Disabilities Act (ADA) and to replace an undersized grease trap. The front buffer served as a drainage area, he explained, and a good portion of it was covered in riprap. There was little area in which to add plantings.

Destadio asked him if he was a landscape architect, and he replied that he was an engineer. Destadio asked if he was present for the property's last renovation, about five or so years ago, and he said he was and worked with the landscaping at that time. Destadio went to describe how he was dismayed to see crews cutting down four cherry trees on SR 54, just weeks after McDonald's had submitted an inadequate landscape plan to the Planning Commission. The Planning Commission couldn't understand what was planned, so they tabled it and sent it back for further work with Staff. A short time later, Destadio said he was sitting in McDonald's and saw the crew begin to cut the beautiful trees, which were in bloom. Destadio described how he went out to try and stop them from cutting the last two, and the crew leader told him there was an approved landscape plan. Destadio told him that was not correct, but the crew kept on with their work. Destadio said there was some confusion if they had been given approval from the City or not.

Destadio's point was that Chick-fil-A, next door to McDonald's, had four beautiful cherry trees on the side. He said McDonald's did the City a great disservice by cutting those cherry trees in front of its restaurant. If they wanted his recommendation, he would ask that they plant four cherry trees.

Gresham asked where he wanted the cherry trees, and Destadio said along SR 54 in front, near the riprap that he said was difficult to plant trees in. Destadio said he liked the landscape plan. He approved of the way they were handling Dan Lakly Drive and thought the heavenly bamboo would be good. However, he would like to see those trees added, but they could get it approved without that if the other Commissioners agreed.

Gresham said that in light of what happened previously, he would like to see the cherry trees replaced. He did understand the brand's desire to have a lot of visibility in the front, so he proposed that a couple of cherry trees be added to the planting area at the side. Ritenour said if they were in the corner, it would match the location of Chick-fil-A's trees on the other side.

Cailloux clarified the area they were talking about, suggesting they could substitute a cherry tree for the crepe myrtle planned there, then add a couple of cherry trees nearby.

Ritenour stated that the cherry trees at Chick-fil-A were not in front of the building. Cailloux noted that Chick-fil-A had planted some overstory trees in an area where there was an evergreen hedge, and she would prefer that they not remove the hedge because it blocked the view of the grills of the cars parked there. If McDonald's mimicked Chick-fil-A's, that evergreen hedge would be lost. The suggestion of moving the cherries to the side was a nice solution.

There was a difference in elevation between the two also, Ritenour commented. He said moving the trees to the side would match what was on the other side of the street. Destadio said he was willing to accept the Commissioners' comments. He just wanted the situation rectified.

Wright asked if they were talking about one corner or both? Cailloux said just one. She said she would hesitate to add landscaping on the other side because the Georgia Department of Transportation (GDOT) would be altering the intersection. Ritenour said he was talking about the right-hand side where it would add some color back in, but not impact the sight line of the new building.

Link said he liked the concept. Gresham moved to approve New Agenda item 10-19-03, McDonald's landscaping plan, contingent upon the addition of three cherry trees in the plan southeast corner of the lot. Link seconded. Motion carried 4-0.

The applicant clarified that they could swap one crepe myrtle for a cherry tree, and Destadio said there would be three, not four, cherry trees to be added.

10-19-04 Consider Chipotle restaurant landscape plan (102 City Circle)

This plan was submitted by Gonzalez-Strength & Associates for the new Chipotle Mexican Grill. This parcel was in an LUC zone, so there were some specifics that differed from a General Commercial (GC) zoning, Wright noted. This parcel was along SR 54 and, typically, parcels along a main arterial road required a 60-foot landscape buffer. However, in this LUC zone, only 30 feet were required. This was the landscape plan for the second half of this parcel, which would house Chipotle. A Starbucks would be on the other half of the parcel.

The buffer had to be disturbed because of an underground detention pond, but they had agreed to do some replanting, including replacing cherry trees and oaks. This was in line with the amendment to the ordinance, Wright noted. The total amount of impervious surface for this project gave them 82 caliper inches of canopy trees and 55 caliper inches of understory trees. The applicant requested to use the Tree Fund alternative compliance option. They were providing 56% of the required caliper inches and wanted to make a donation to the Tree Fund equivalent to 15 understory trees and 11 canopy trees.

Wright said there were some maples in the landscape plan along the east side, and oaks on the north and south ends. They would provide some crepe myrtles in the corners and would screen the parking with evergreens.

Given that the plan provided 56% of the required inches, along with their willingness to deposit the required amount in the Tree Fund, and that they were meeting the sections of the ordinance requiring screening the parking lot, Staff recommended the landscape plan be approved as presented.

This was a tight site for two buildings, Destadio commented. Matt Sims, the project's civil engineer, represented the applicant. Destadio said he couldn't imagine how they would get a second building

on that site, and Sims joked that they were not the engineers for that. Destadio said he visited the site that day and noted the existing large trees.

Ritenour said he liked the plan, as did Link and Gresham. Link moved to approved New Agenda item 10-19-04 as presented. Ritenour seconded. Motion carried unanimously.

Link asked if the next meeting was November 11. Ritenour said he would not be present. He asked Cailloux if the new members would be appointed by the City Council by then, and Cailloux said they would. Cailloux and Destadio talked with Ritenour about training for new members.

Gresham pointed out that November 11 was Veteran's Day. There being no further items to discuss, Destadio adjourned the meeting at 9:22 p.m.

Frank Destadio, Chairman

Attest:

Martha Barksdale, Recording Secretary

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Planning Commission

FROM: Robin Cailloux, AICP Director Planning & Development

DATE: October 20, 2019, Revised November 6, 2019

REQUEST: Building elevation approval
300 Westpark Drive, Hampton Inn
November 11, 2019 Planning Commission agenda

The Hampton Inn at 300 Westpark Drive has submitted a revised set of building elevations for the existing hotel located at this site. The hotel was built in 1994, and the Applicant is requesting permission to update the façade.

The previous submittal was tabled at the October 24th Planning Commission meeting to allow the applicant to revise the proposal to more closely meet the ordinance standards on an existing building. The applicant has revised the plans to increase the amount of stone on the south façade facing Westpark Drive, as well as the west elevation facing SR 54, and the east elevation facing Commerce Drive.

The proposal will eliminate the mansard roof at the top of the structure and replace it with a parapet. The existing canopy sloped roof will also be removed, and architectural elements added to the canopy area to emphasize the main entrance. A wood-look panel and stone veneer around pedestrian entrances also provide visual cues to the main entrance. An updated neutral paint selection with navy blue accents will complete the updated appearance.

While the ordinance recommends at least 80 percent brick or stone on front facades and 50 percent brick or stone on side facades, the existing building does not have any masonry or stone elements. The revised proposal to add stone accents to the front (estimated 50%) and side elevation (estimated 30%) brings the building closer to complying with the standard.

The proposal includes the following Benjamin Moore color palette:

- China White (OC-141)
- Grey Owl (2137-60)
- Coventry Gray (HC-169)
- Galveston Gray (AC-27)
- Champion Cobalt (2061-20) accent color



East Elevation Existing (above)



East Elevation Proposed



North Elevation Existing (above)

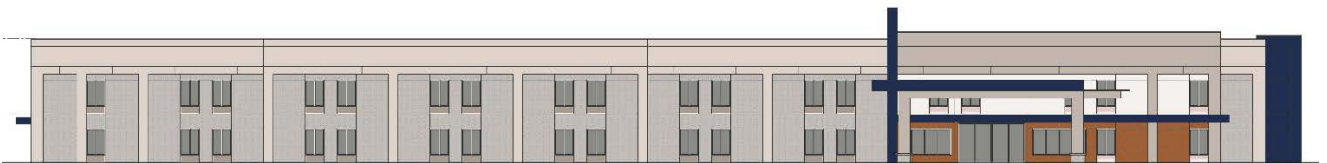


North Elevation Proposed





South Elevation Existing (above)



South Elevation Proposed



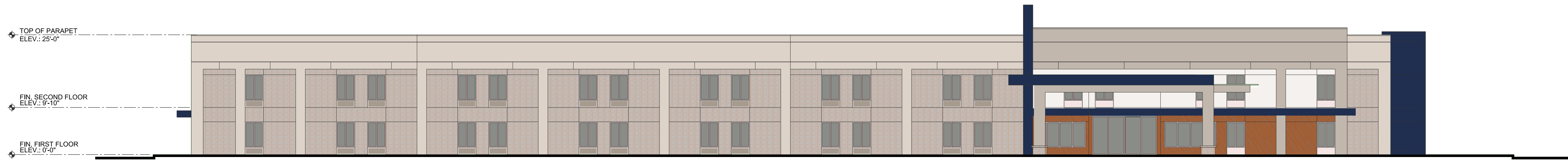
West Elevation Existing (above)



West Elevation Proposed

Staff Recommendation

Staff has worked with the applicant and the Planning Commission representative to increase the amount of masonry on the building. Staff is of the opinion that the revised proposal increases the amount of stone, thereby improving the existing conditions of the building and recommends approval.



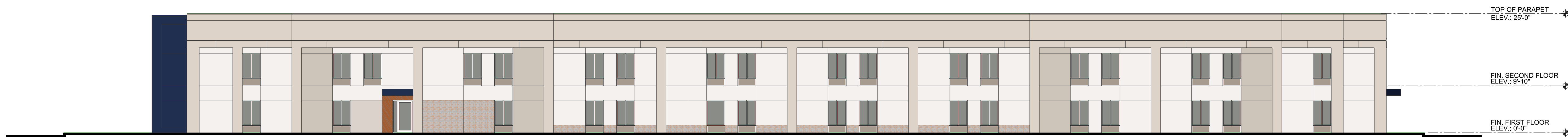
1
A200 SOUTH ELEVATION
3/32"=1'-0"



2
A200 WEST ELEVATION
3/32"=1'-0"



3
A200 EAST ELEVATION
3/32"=1'-0"



4
A200 NORTH ELEVATION
3/32"=1'-0"

COLOR LEGEND	
	(P1) EIFS WITH PAINT FINISH P1 TO MATCH BENJAMIN MOORE OC-141
	(P2) EIFS WITH PAINT FINISH P2 TO MATCH BENJAMIN MOORE 2137-60
	(P3) EIFS WITH PAINT FINISH P3 TO MATCH BENJAMIN MOORE HC-169
	(P4) EIFS WITH PAINT FINISH P4 TO MATCH BENJAMIN MOORE AC-27
	(P5) EIFS WITH PAINT FINISH P5 TO MATCH BENJAMIN MOORE 2061-20
	(ST1) STONE VENEER.
	(WD1) WOOD LOOK PANEL

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HAMPTON INN
300 WESTPARK DRIVE
PEACHTREE CITY, GA 30269

date:	phase:
9-23-2019	REVIEW
10-28-2019	REVIEW

ISSUED FOR CONSTRUCTION
scale: "1'-0" or as noted
project no: 1910
drawn: cad chk: rkb
sheet title:
EXTERIOR ELEVATIONS
sheet no.:
A200

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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Planning Commission
VIA: Robin Bechtel Cailloux, AICP Planning and Development Director
FROM: Chandra Wright, Planner
DATE: November 05, 2019
REQUEST: Landscape Plan staff report, 201 Prospect Park, South-Tree Champion Office and Millworks
November 11, 2019 Planning Commission agenda

South-Tree Enterprises has submitted a landscape plan for the building under construction at 201 Prospect Park, commonly known as the South-Tree Champion office and millworks.

The site is located along Dividend Drive, which is classified as a community collector. Per Section 723.1 of the Land Development Ordinance (LDO), a 50-foot landscape buffer is required along a community collector. This buffer is provided adjacent to Dividend Drive, with the applicant planting additional plant material in the buffer.

Based on the total amount of impervious surface on the property (87,672 SF), the landscape ordinance requires at least 263 caliper inches of canopy trees and 175 caliper inches of understory trees. Per Section 1110(e), undisturbed tree-save areas may be used to offset the number of tree inches required on a site. This option was not requested by the applicant. (See table below).

Tree Type	Inches Req.	Inches Req. w/ Credit	Inches Provided	Inches Balance	Number of Trees to Fund	Contribution
UNDERSTORY	175	175	88	87	44	\$10,918
CANOPY	263	263	132	131	44	\$21,836
Total	438	438	50%	218	87	\$32,754

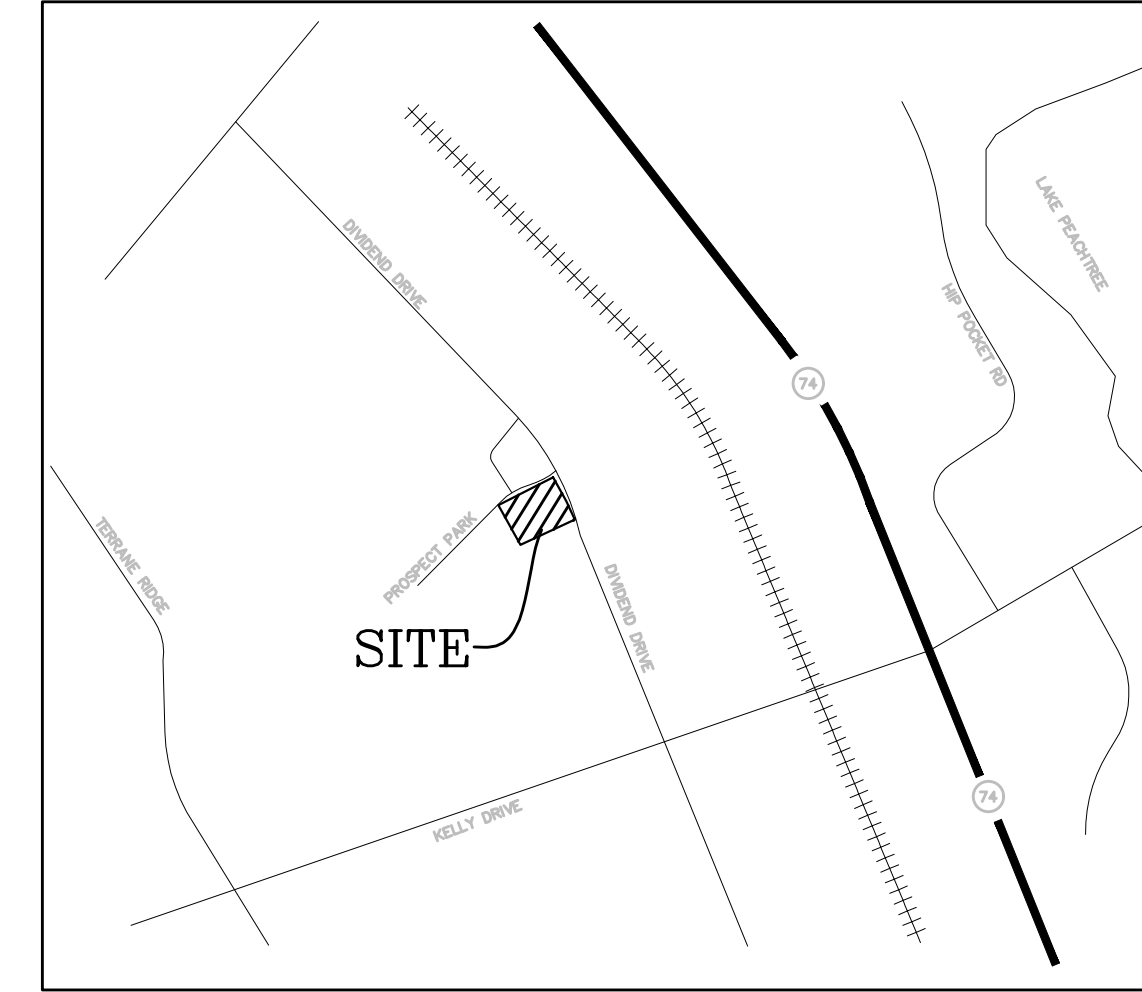
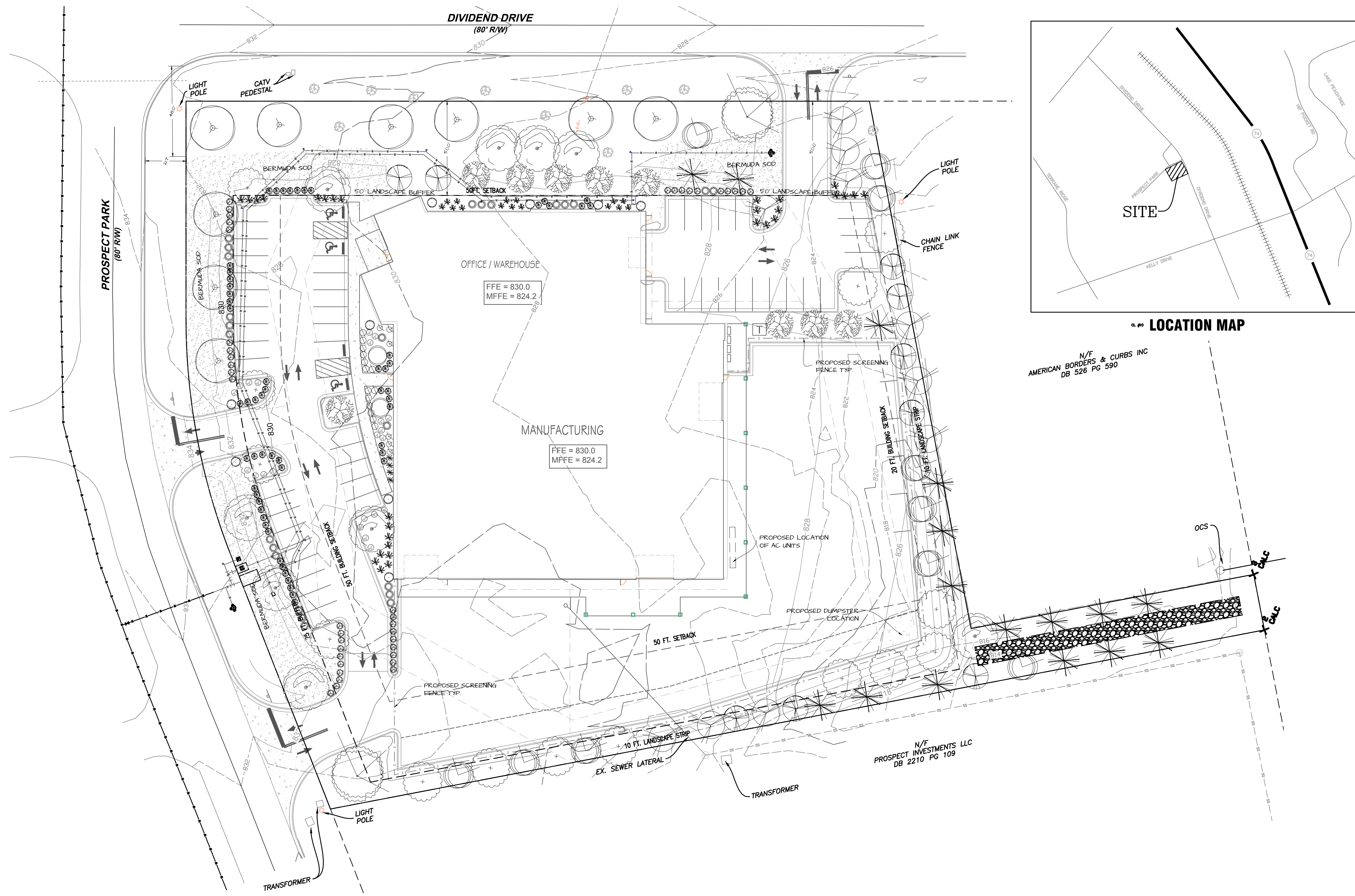
*Must be at least 50%

The applicant is requesting to use the Tree Fund alternative compliance option, which requires that at least 50% of the required tree inches be planted on the property. The plan proposes to plant 220" of the required 438", meeting the 50% requirement.

The parking lots fronting Dividend Drive and Prospect Park are both surrounded by evergreen bushes that will grow to at least 24" in height, meeting the requirements of the LDO Section 1108. Staff is of the opinion that the proposed landscape plan meets the Landscape Plan requirements of the City ordinances and recommends approval with the following conditions:

- All utility equipment must be screened with evergreen plant material.
- All HVAC and other mechanical equipment must be screened by an opaque wall or fence and/or evergreen plant material.





SITE INFORMATION

TOTAL SITE AREA	= 3.09 AC = 134,582 SF
FLOOD PLAIN, WETLANDS, PONDS, ETC.	= 0.11 AC = 4,577 SF
OTHER BUFFERS (UNBUILDABLE LAND)	= 0.85 AC = 37,144 SF
DESIGNATED TREE SAVE AREAS	= 0 AC = 0 SF
TOTAL BUILDABLE AREA	= 2.13 AC = 92,861 SF

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, ACCESSORIES, STRUCTURES	= 32,336 SF
DRIVES, PARKING, SERVICE, ETC.	= 53,923 SF
SIDEWALKS, PATIOS, ETC.	= 1,413 SF
TOTAL IMPERVIOUS AREA	= 87,672 SF

TREE DENSITY REQUIREMENTS

TO REFER TO ARTICLE XI, SEC 1110- LANDSCAPE PLAN SPECIFICATIONS, IN THE PEACHTREE CITY, GA ORDINANCE FOR CALCULATIONS OF REQUIRED LANDSCAPE PLANT MATERIAL.

TOTAL IMPERVIOUS AREA	= 87,672 SF
87,672 SF / 1000 TREES	= 88 TREES
88 TREES X 3" CAL	= 264 OVERSTORY INCHES REQ'D
88 TREES X 2" CAL	= 176 UNDERSTORY INCHES REQ'D

CITY TREE FUND*

ARTICLE XI, DIVISION 2, SEC. 1114.5 ALTERNATE COMPLIANCE

264 OVERSTORY INCHES REQ'D	X 50%	= 132 OVERSTORY INCHES REQUIRED
		= 44 : 3" CAL TREES REQUIRED
176 UNDERSTORY TREES REQ'D	X 50%	= 88 UNDERSTORY INCHES REQUIRED
		= 44 : 2" CAL TREES REQUIRED

TREES PROVIDED

OVERSTORY TREES PROVIDED	
44 X 3" OVERSTORY TREES	= 132 INCHES
UNDERSTORY TREES PROVIDED	
44 X 2" UNDERSTORY TREES	= 88 INCHES

- PEACHTREE CITY, GA PLANT GUARANTEE NOTES
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI Z60.1).
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
 - IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. PROPERTY SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF FRESH MULCH AT LEAST ONCE EACH YEAR TO PREVENT WEED GROWTH AND TO MAINTAIN SOIL MOISTURE. PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOWED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCRoACHMENT FROM ADJACENT GRASSED AREAS.
 - WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT 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.
 - A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
 - THE OWNERS OF THE PROPERTY AND THEIR AGENTS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT BE LIMITED TO, FERTILIZATION, PRUNING (WITHIN LIMITS), PEST CONTROL, MULCHING, MOWING, PROTECTION OF THE ROOT ZONES FROM

- EQUIPMENT, CONSTRUCTION AND RELATED MATERIAL, WATERING SCHEDULE FOR IRRIGATION SYSTEM AND ANY OTHER CONTINUING MAINTENANCE OPERATIONS REQUIRED TO MAINTAIN THE HEALTH AND VITALITY OF ALL PLANT MATERIAL. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE AND SHALL RESULT IN ISSUANCE OF APPROPRIATE CITATIONS AND/OR FINES.
- ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH ITS MATURE SIZE AND SHALL BE MAINTAINED AT ITS MATURE SIZE. EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY, VEGETATION SHALL NOT BE CUT OR SEVERELY PRUNED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED. A VIOLATION OF THIS SECTION SHALL SUBJECT THE VIOLATOR TO A FINE AS SPECIFIED WITHIN THE LAND DEVELOPMENT ORDINANCE. IN ADDITION TO THIS FINE, THE OWNER OF THE PROPERTY WHERE A VIOLATION HAS OCCURRED SHALL BE REQUIRED TO REPLACE EACH UNLAWFULLY PRUNED, DAMAGED, OR REMOVED TREE WITH A TREE OF EQUAL SIZE AS DETERMINED BY THE CITY.
 - THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENT AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF SURVIVING TO MATURITY. THE OWNER SHALL BE NOTIFIED BY LETTER OF ANY REPLACEMENTS OR RESTORATION THAT MUST BE MADE TO MAINTAIN COMPLIANCE WITH THIS ORDINANCE. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN 45 DAYS OF RECEIPT OF SUCH LETTER IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
 - 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 PLANTING SCHEDULE 1.0

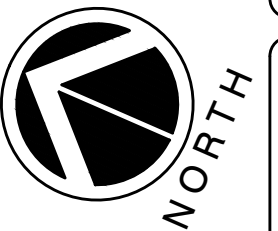
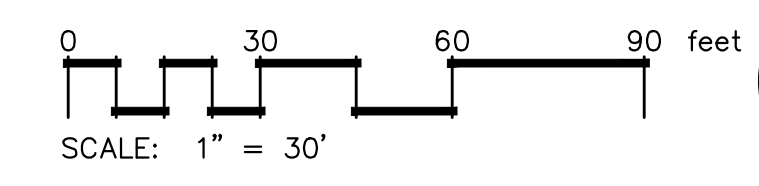
QTY.	BOTANICAL NAME	COMMON NAME		INCHES
TREES				
14	ACER RUBRUM	RED MAPLE	10'-12' HT. 3" CAL B&B	14 X 3" = 42 INCHES
2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10'-12' HT. 3" CAL B&B	2 X 3" = 6 INCHES
2	QUERCUS COCCINEA	SCARLET OAK	10'-12' HT. 3" CAL B&B	2 X 3" = 6 INCHES
10	QUERCUS PHELLOS	WILLOW OAK	10'-12' HT. 3" CAL B&B	10 X 3" = 30 INCHES
9	ZELKOVA SERRATA	JAPANESE ZELKOVA	10'-12' HT. 3" CAL B&B	9 X 3" = 27 INCHES
TOTAL OVERSTORY INCHES PLANTED 120 INCHES				
UNDERSTORY TREES				
9	CERCIS CANADENSIS	EASTERN REDBUD	8'-10' HT. 2" CAL B&B	9 X 2" = 18 INCHES
9	LAGERSTROMIA INDICA	CRAPE MYRTLE	8'-10' HT. 2" CAL B&B	9 X 2" = 18 INCHES
10	PRUNUS X YEDOENSIS	OKAME CHERRY	8'-10' HT. 2" CAL B&B	10 X 2" = 20 INCHES
6	CRYPTOMERIA JAPONICA	CRYPTOMERIA	8'-10' HT. 2" CAL B&B	6 X 2" = 12 INCHES
TOTAL UNDERSTORY INCHES PLANTED 80 INCHES				
SHRUBS				
22	ABELIA GRANDIFLORA	ROSE CREEK ROSE CREEK ABELIA	3 GAL	
14	BUXUS SEMPERVIRENS	GREEN MOUNTAIN DWARF BOXWOOD	3 GAL	
25	MISCANTHUS SINENSIS	MADEN GRASS	3 GAL	
4	ENCORE AZALEA	ENCORE AZALEA	3 GAL	
24	RHAPHIOLEPS INDICA	INDIAN HAWTHORNE	3 GAL	
157	GARDENIA JASMINOIDES 'SENTAMAZING'	SENTAMAZING GARDENIA	3 GAL	
9	LEX CORNUTA	OAK LEAF HOLLY	7 GAL	
6	LIGUSTRUM SINENSE	SUNSHINE LIGUSTRUM	3 GAL	
40	LOROPETALUM CHINENSE	BURGUNDY LOROPETALUM	3 GAL	
2	ACER PALMATUM	LACELEAF JAPANESE MAPLE	3 GAL	
GROUND COVER				
10,725 SF.	CYNODON DACTYLON	BERMUDA SOD		
SOD ALL DISTURBED AREAS WITH THE EXCEPTION TO OTHER PLANT MATERIAL SOD TO BE 99% WEED FREE.				

PLANT LEGEND FOR SHRUBS	PLANT LEGEND OVERSTORY TREES
ABELIA	RED MAPLE
GREEN MTN BOXWOOD	SOUTHERN MAGNOLIA
MAIDEN GRASS	SCARLET OAK
ENCORE AZALEA	WILLOW OAK
GARDENIA	JAPANESE ZELKOVA
OAK LEAF HOLLY	EASTERN REDBUD
SUNSHINE LIGUSTRUM	CRAPE MYRTLE
LOROPETALUM	OKAME CHERRY
INDIAN HAWTHORNE	CRYPTOMERIA
PLANT LEGEND FOR GROUND COVER	PLANT LEGEND UNDERSTORY TREES
BERMUDA SOD	LACELEAF
TREE SAVE AREA	JAPANESE MAPLE

LANDSCAPE NOTES

- ALL PLANT BEDS TO BE PINESTRAW 2-3" THICK
- SOD OR HYDROSEED ALL DISTURBED AREAS WITH TRIFLUOR METHANE UNLESS OTHERWISE IDENTIFIED ON PLAN & PERMANENT GRASSING SCHEDULE

OWNER / 24 HR CONTACT:
 SOUTH-TREE ENTERPRISES
 100 COMMERCE DRIVE, SUITE A
 PEACHTREE CITY, GA 30269
 CHUCK OGLETREE
 404-557-6913



ALL SOUTH DEVELOPMENT
 AA BOX 2290
 PEACHTREE CITY, GA 30269
 PH: 678-678-6968



Date	Drawn by	Check by	Project #	Scale	Rev.	Description
10/13/19	WRE	WRE	11091901	1" = 30'	1	REVISED PER CITY COMMENTS 11-8-19

SITE DEVELOPMENT PLANS
 FOR
SOUTH-TREE OFFICE/WAREHOUSE
 SOUTH-TREE ENTERPRISES, L.L.C.
 PARCEL ID.: 0614 041
 LOCATED IN LAND LOT 59 OF THE 6TH DISTRICT
 FAYETTE COUNTY, GA.

LANDSCAPE PLAN

DRAWING NO.
 L-100

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Planning Commission

VIA: Robin Bechtel Cailloux, AICP Planning and Development Director

FROM: Chandra Wright, Planner

DATE: November 05, 2019

REQUEST: Landscape Plan staff report, 629 Hwy 74 S, South 74 Complex Phase 3
November 11, 2019 Planning Commission agenda

South-Tree Enterprises has submitted a landscape plan for the building under construction at 629 S Highway 74, commonly known as the South 74 Complex office Phase 3.

The site is not adjacent to any major thoroughfares so landscape buffering is not required.

Based on the total amount of impervious surface on the property (29,970 SF), the landscape ordinance requires at least 90 caliper inches of canopy trees and 60 caliper inches of understory trees. Per Section 1110(e), undisturbed tree-save areas may be used to offset the number of tree inches required on a site. This option was not requested by the applicant. (See table below).

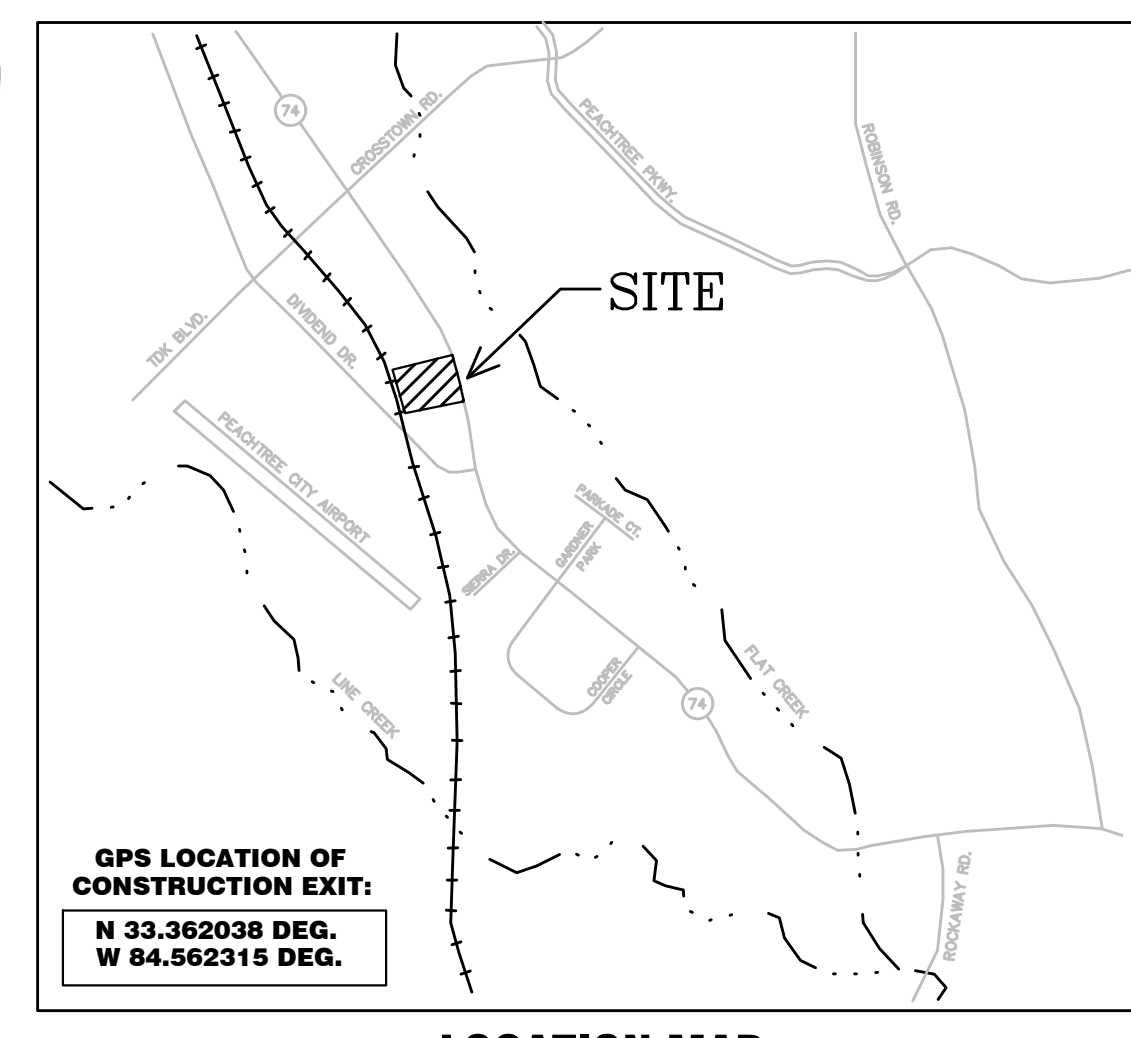
Tree Type	Inches Req.	Inches Req. w/ Credit	Inches Provided	Inches Balance	Number of Trees to Fund	Contribution
UNDERSTORY	60	60	60	0	0	\$0
CANOPY	90	90	90	0	0	\$0
Total	150	150	100%	0	0	\$0

*Must be at least 50%

The plan proposes to plant on the property 90" of canopy trees and 60" of understory trees, meeting ordinance requirements.

Landscape design for previous phases of this project was provided by another landscape architect. It is expected that design for this phase will be complimentary. Staff is of the opinion that the proposed landscape plan meets the Landscape Plan requirements of the City ordinances and recommends approval.

N/F
THE CITY OF
PEACHTREE CITY
D.B. 3620, PGS. 306-307

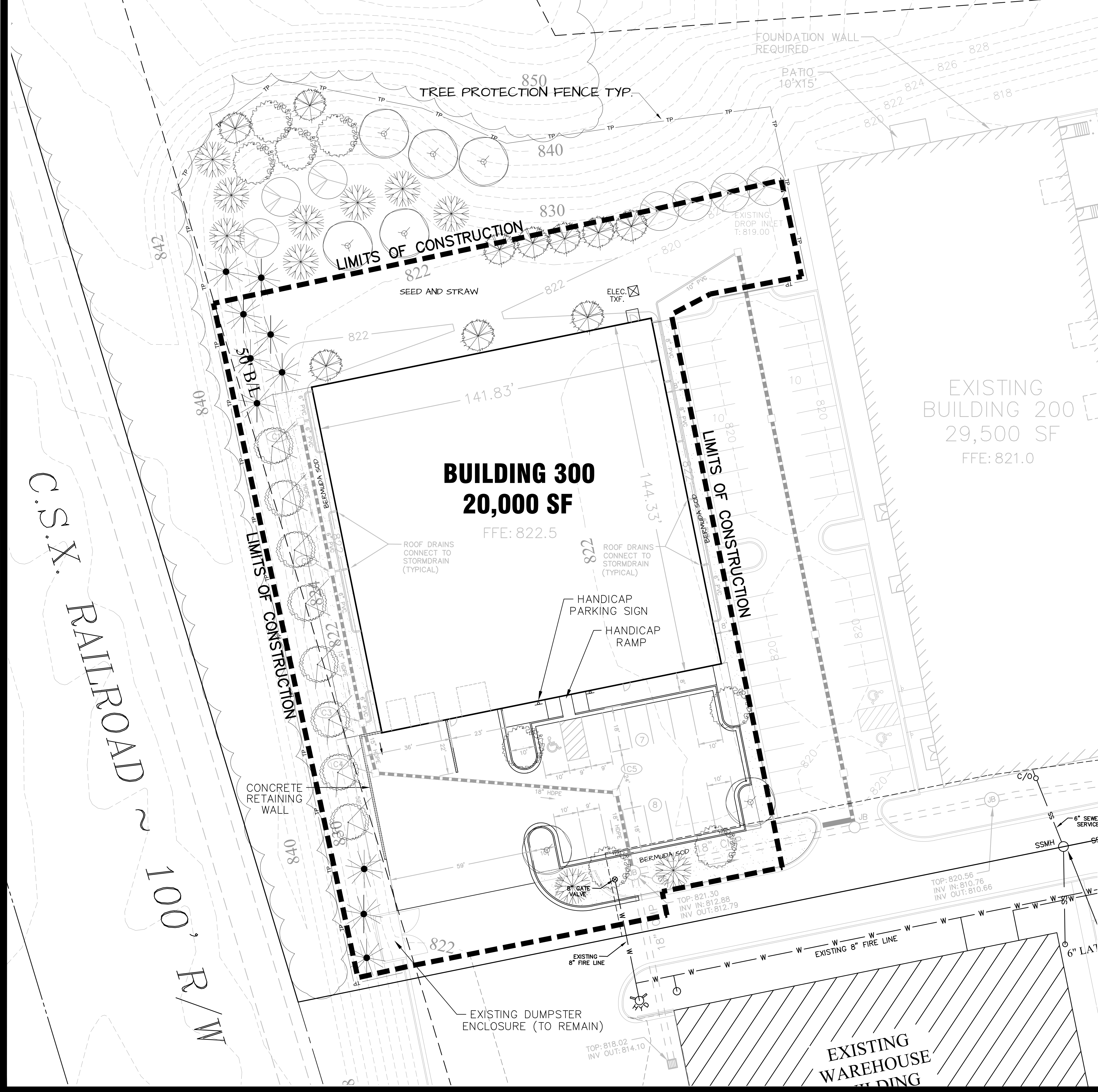


- CANOPY TREES**
- RED MAPLE
 - SCARLET OAK
 - RIVER BIRCH
 - TULIP POPLAR
- UNDERSTORY TREES**
- CRAPE MYRTLE
 - WAX LEAF LIGUSTRUM
 - GREEN GIANT ARBORVITAE

PLANT SCHEDULE TABLE II

QTY.	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS	INCHES
CANOPY TREES				
8	ACER FRURUM	RED MAPLE	8-10' HT. 3" CAL. B&B	8 X 3" = 24 INCHES
7	QUERCUS COCCINEA	SCARLET OAK	8-10' HT. 3" CAL. B&B	7 X 3" = 21 INCHES
8	BETULA NIGRA	RIVER BIRCH	8-10' HT. 3" CAL. B&B	8 X 3" = 24 INCHES
7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8-10' HT. 3" CAL. B&B	7 X 3" = 21 INCHES
TOTAL OVERSTORY INCHES PLANTED				90 INCHES
UNDERSTORY TREES				
0	GREEN GIANT ARBORVITAE	GREEN GIANT	6-8' HT. 2" CAL.	0 X 2" = 0 INCHES
0	LAGERSTROEMIA INDICA	CRAPE MYRTLE	6-8' HT. 2" CAL.	0 X 2" = 0 INCHES
0	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM	6-8' HT. 2" CAL.	0 X 2" = 0 INCHES
TOTAL UNDERSTORY INCHES PLANTED				0 INCHES

GPS LOCATION OF CONSTRUCTION EXIT:
N 33.362038 DEG.
W 84.562315 DEG.



SITE INFORMATION

TOTAL CONSTRUCTION SITE AREA = 7.27 AC = 52,990 SF
DESIGNATED TREE SAVE AREAS = 0.00 AC = 0 SF
TOTAL BUILDABLE AREA = 1.21 AC = 52,990 SF

IMPERVIOUS AREA CALCULATIONS

BUILDINGS, ACCESSORIES, STRUCTURES = 20,469 SF
DRIVES, PARKING, SERVICE, ETC. = 8,797 SF
SIDEWALKS, PATIOS, ETC. = 704 SF
TOTAL IMPERVIOUS AREA = 29,970 SF

TREE DENSITY REQUIREMENTS

CONTRACTOR TO REFER TO ARTICLE XI, SEC 1110- LANDSCAPE PLAN SPECIFICATIONS, IN THE PEACHTREE CITY, GA ORDINANCE FOR CALCULATIONS OF REQUIRED LANDSCAPE PLANT MATERIAL.

TOTAL IMPERVIOUS AREA = 29,970 SF
29,970 SF / 1000 TREES = 29.97 TREES
29.97 TREES X 3" CAL = 90 OVERSTORY INCHES REQ'D
30 : 3" CAL TREES
29.97 TREES X 2" CAL = 60 UNDERSTORY INCHES REQ'D
30 : 2" CAL TREES

TREES PROVIDED

OVERSTORY TREES PROVIDED
30 X 3" OVERSTORY TREES = 90 INCHES
UNDERSTORY TREES PROVIDED
30 X 2" UNDERSTORY TREES = 60 INCHES
ESTIMATED VALUE OF LANDSCAPING -- \$21,000

LANDSCAPE NOTES

a. CONTACT THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE TO ARRANGE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE.

b. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE CITY ADMINISTRATOR OR HIS/HER DESIGNEE FOR AN INSPECTION.

c. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

d. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

LANDSCAPE NOTES

- ALL PLANT BEDS TO BE PINESTRAW 2-3" THICK
- SOD OR HYDROSEED ALL DESTURBED AREAS WITH TIFWAY 419 BERMUDA UNLESS OTHERWISE IDENTIFIED ON PLAN & PERMANENT GRASSING SCHEDULE
- NO EXISTING SPECIMEN TREES ON SITE. SITE WAS PREVIOUSLY MASS GRADED AND NO EXISTING TREES REMAIN OUTSIDE OF THE ZONING BUFFERS.

PARKING LOT CALCULATIONS

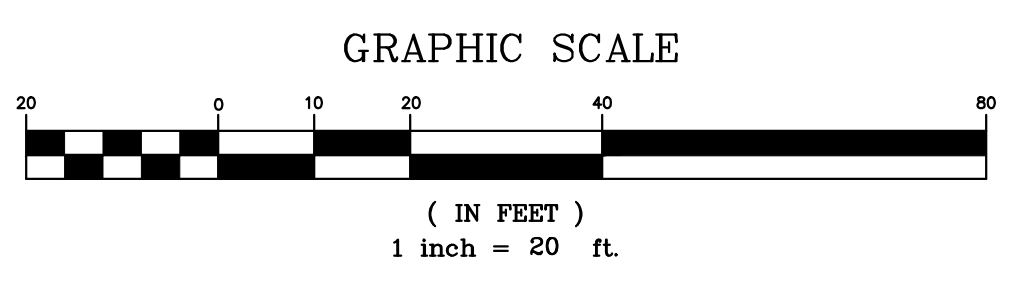
REQUIRED 1 TREE PER 5 PARKING SPACES
PARKING SPACES PROVIDED = 15
15 SPACES / 5 TREES = 3 TREES REQUIRED
3 TREE PROVIDED

* NO EX. SPECIMEN TREES ON CONSTRUCTION SITE
SITE WAS PREVIOUSLY CLEARED, BUFFERS PLANTED UPON SITE INSPECTION AS OF 10-19

- PEACHTREE CITY, GA PLANT GUARANTEE NOTES**
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI Z60.1).
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
 - IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. PROPERTY SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF FRESH MULCH AT LEAST ONCE EACH YEAR TO PREVENT WEED GROWTH AND TO MAINTAIN SOIL MOISTURE. PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOWED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT ON ADJACENT GRASSED AREAS.
 - WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
 - A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
 - THE OWNERS OF THE PROPERTY AND THEIR AGENTS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT BE LIMITED TO, FERTILIZATION, PRUNING (WITHIN LIMITS), PEST CONTROL, MULCHING, MOWING, PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIAL, WATERING SCHEDULE FOR IRRIGATION SYSTEM AND ANY OTHER CONTINUING MAINTENANCE OPERATIONS REQUIRED TO MAINTAIN THE HEALTH AND VITALITY OF ALL PLANT MATERIAL. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE AND SHALL RESULT IN ISSUANCE OF APPROPRIATE CITATIONS AND/OR FINES.
 - ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH ITS MATURE SIZE AND SHALL BE MAINTAINED AT ITS MATURE SIZE, EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY. VEGETATION SHALL NOT BE CUT OR SEVERELY PRUNED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED. A VIOLATION OF THIS SECTION SHALL SUBJECT THE VIOLATOR TO A FINE AS SPECIFIED WITHIN THE LAND DEVELOPMENT ORDINANCE. IN ADDITION TO THIS FINE, THE OWNER OF THE PROPERTY WHERE A VIOLATION HAS OCCURRED SHALL BE REQUIRED TO REPLACE EACH UNLAWFULLY PRUNED, DAMAGED, OR REMOVED TREE WITH A TREE OF EQUAL SIZE AS DETERMINED BY THE CITY.
- THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENT AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF SURVIVING TO MATURITY. THE OWNER SHALL BE NOTIFIED BY LETTER OF ANY REPLACEMENTS OR RESTORATION THAT MUST BE MADE TO MAINTAIN COMPLIANCE WITH THIS ORDINANCE. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN 45 DAYS OF RECEIPT OF SUCH LETTER IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
 - 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.

OWNER / 24 HR CONTACT:
SOUTH 74, LLC
100 COMMERCE DRIVE, SUITE A
PEACHTREE CITY, GA 30269
CHUCK OGLETREE
404-557-6919

SITE ADDRESS:
629 HWY 74 SOUTH
PEACHTREE CITY, GA 30269



Lawnscapes

ALLSOUTH LAWNSCAPES
P.O. BOX 2290
PEACHTREE CITY, GA 30269
(678) 878-6968
www.AllSouthLawnscapes.com

SOUTH 74 COMPLEX
PHASE 3
LOCATED IN:
PEACHTREE CITY, GA

LANDSCAPE PLAN

REVISIONS	DATE	BY
1.	REVISED PER CITY COMMENTS 11/18/19	WRE
2.		
3.		
4.		

DATE:	10/9/19
SCALE:	NTS
FILE NUMBER:	
DRAWN BY:	WRE
REVIEWED BY:	WRE

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
WARREN R. EISENBERG
NO. 1692
11/18/19
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
L-1.0

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Planning Commission

FROM: Robin Bechtel Cailloux, AICP Planning and Development Director

DATE: November 6, 2019

REQUEST: **Conceptual Site Plan Staff Report, 117 Lexington Circle**
November 11, 2019 Planning Commission Agenda

South-Tree has submitted a conceptual site plan for a new medical office to be located at 117 Lexington Circle, which is a 0.9-acre undeveloped parcel in the Lexington Park development at the intersection of Worth Court and Lexington Circle. The proposal is for a 3,600 square foot medical office and associated parking.

Zoning Requirements

The subject tract is zoned LUC-16, limited use commercial, which permits the use as proposed. The proposed site plan conforms to all zoning setbacks:

- front building – 10 feet
- side & rear setbacks - 0 feet

Site Characteristics and Development Standards

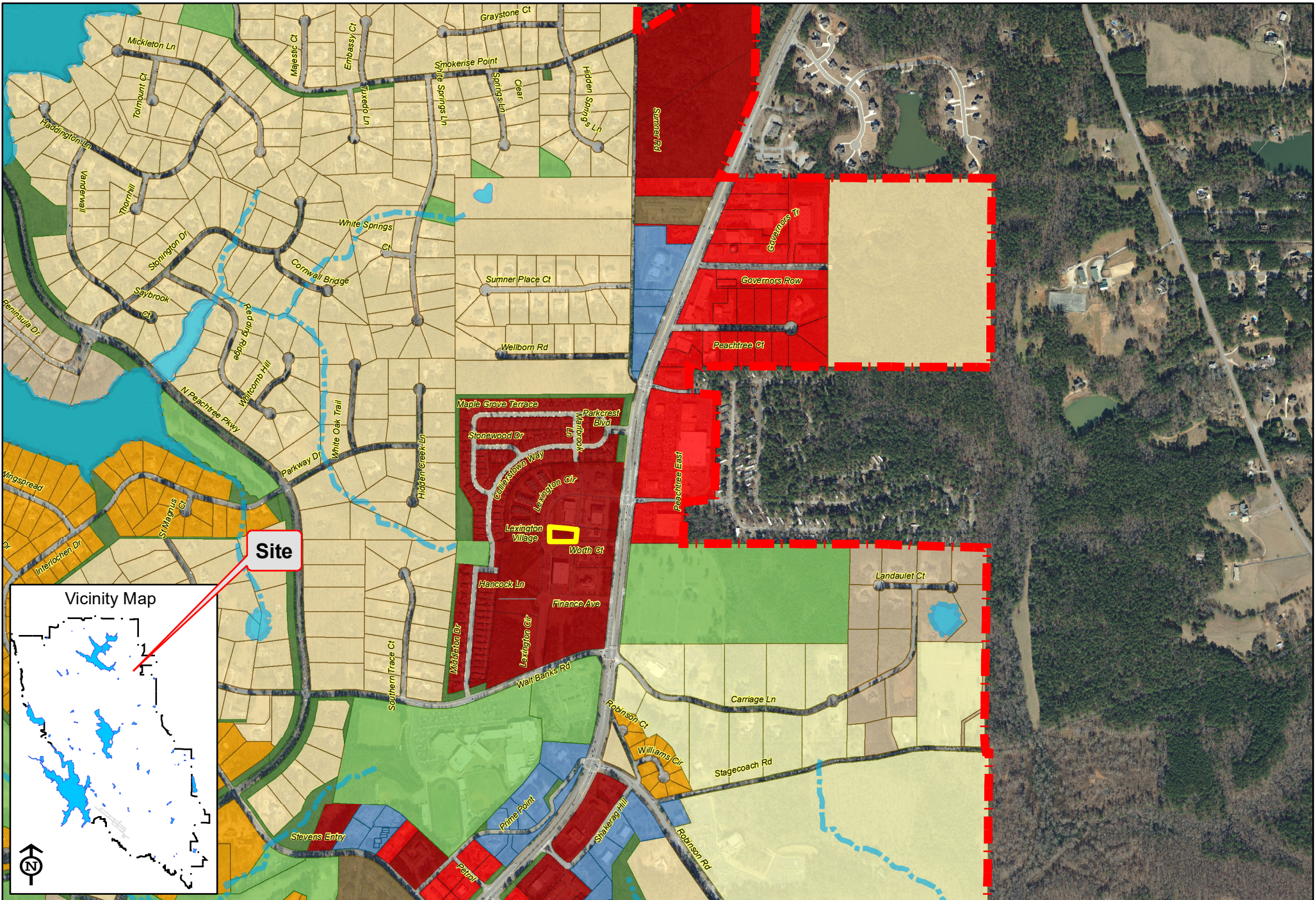
The property is not located along a major thoroughfare; however, the zoning ordinance for this LUC requires all buildings to comply with the Lexington Park Design Guidelines and to go through the planning commission for review. The applicant will be submitting building elevations at a later date.

The property has frontage on Worth Court, Lexington Circle, and an internal drive, all of which are private roads. This lot is lower than the lot to the north so a retaining wall is used to address the grade change. Parking lot access is to the un-named private drive.

The proposal includes 21 parking spaces, which meets minimum required parking. A landscape island will be required within the long parking row.

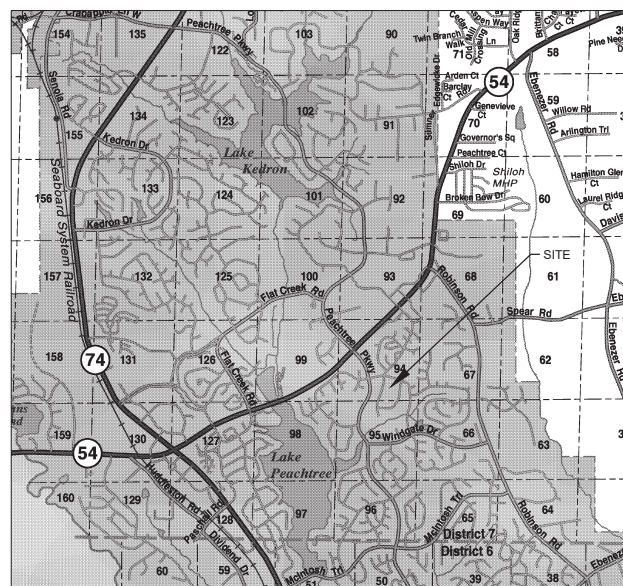
Staff Recommendation

Staff is of the opinion that the proposal meets the City ordinances and standards and recommends approval of the conceptual site plan for 117 Lexington Circle with the condition that the parking lot design conform to the City ordinances.



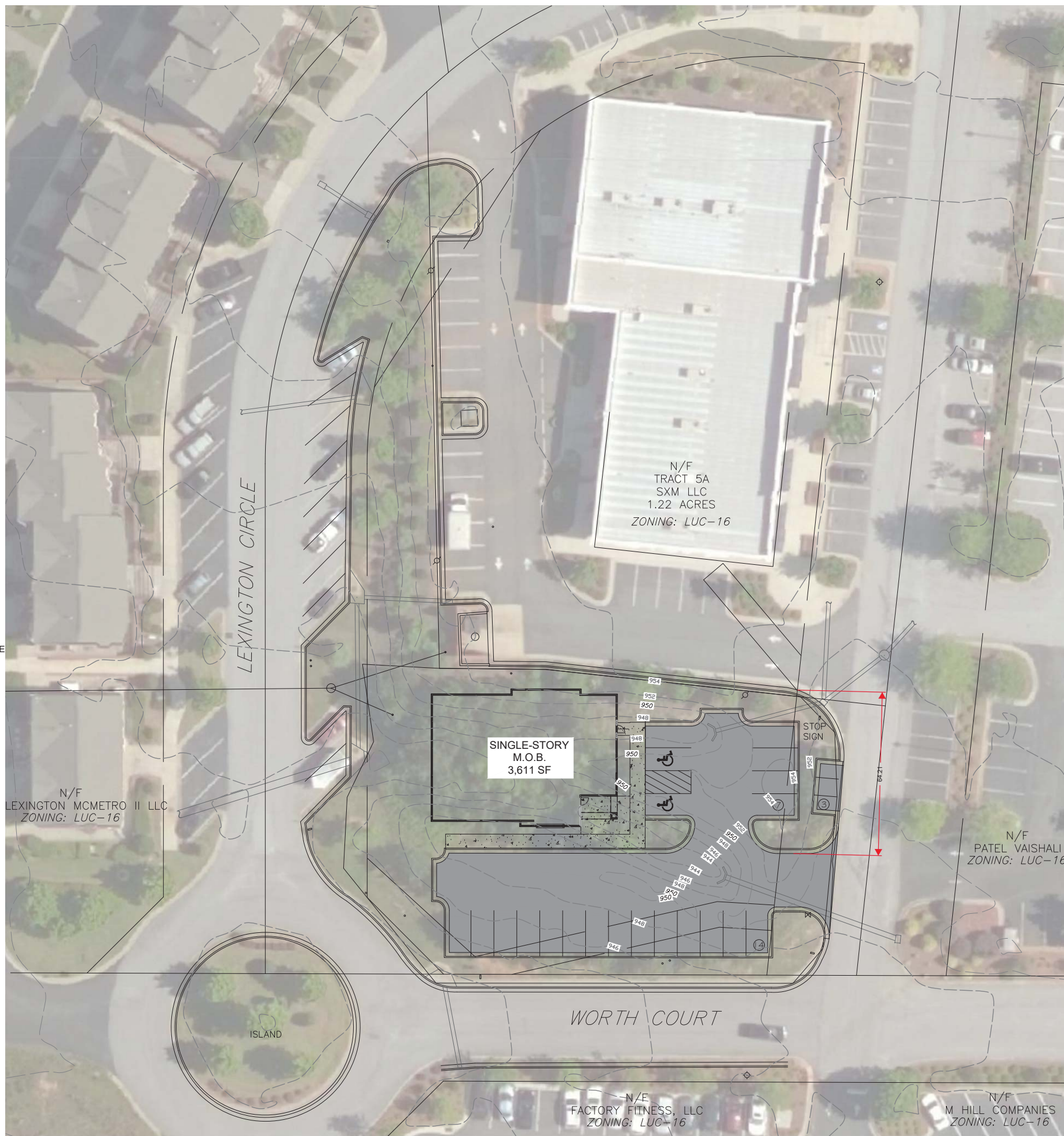
SITE PLAN NOTES:

- OWNER/DEVELOPER:
SOUTH-TREE ENTERPRISES, L.L.C.
100 COMMERCE DRIVE, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: CHUCK OGLETREE
PHONE: 770-631-0499
- ARCHITECT:
JEFFERSON BROWNE GRESHAM ARCHITECTS
150 HUDDLESTON RD, SUITE 1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: 770-632-9545
- ENGINEER / SURVEYOR:
INTEGRATED SCIENCE & ENGINEERING, INC.
1039 SULLIVAN ROAD, STE. 200
NEWNAN, GA 30265
CONTACT: JASON WALLS, P.E.
PHONE: 678-552-2106
- SITE DATA:
PARCEL ID NUMBER: 071905
ZONING: LUC-16 (LIMITED USE COMMERCIAL)
USE: MEDICAL
- SITE AREA: 0.91 ACRES
DISTURBED LIMITS: +/- 0.49 ACRES
- SETBACKS:
10 FEET (FRONT BUILDING SETBACK AND BUFFER)
0 FEET (SIDE BUILDING SETBACK)
0 FEET (REAR BUILDING SETBACK)
- BUILDING AREA:
PROPOSED = 3,600 SF
- PARKING SUMMARY (NEW ADDITION ONLY):
TOTAL PARKING REQUIRED = 3,611 SF / 250 = 14 SPACES
TOTAL PARKING SPACES PROVIDED: 21 SPACES
TOTAL HANDICAP SPACES PROVIDED: 2 SPACES
- NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0089E DATED SEPTEMBER 26, 2008.
- WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT TO BE PROVIDED BY POND 2 AT LEXINGTON PARK PHASE 2 PER HYDROLOGICAL STUDY DATED AUGUST 22, 2001. NO NEW DETENTION OR WATER QUALITY FEATURES REQUIRED. ON SITE STORM DRAINAGE/PIPING WILL BE PROVIDED.



VICINITY MAP

nts



Date	Drawn by	Check by	Project #	Design by	Review by	Rev.	Description	Date	Apr
10/18/19	JKK	JLW	XXXXXXX	JLW	JLW	1	ISSUED CONCEPTUAL SITE PLAN	10/18	JLW

SITE DEVELOPMENT PLANS
FOR
LEXINGTON CIRCLE MOB

CONCEPTUAL SITE PLAN

117 LEXINGTON CIRCLE, PEACHTREE CITY, FANNETTE COUNTY, GEORGIA, 7TH DISTRICT

#2 JASON L. WALLS, PE
GA PE #26360
GSWCC LEVEL II #16520



SHEET NO.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Planning Commission

FROM: Robin Cailloux, AICP Planning and Development Director

DATE: November 6, 2019

REQUEST: Conceptual Plat, Everton Phase 7
November 11, 2019 Planning Commission agenda

Pulte Homes has submitted a conceptual plat for Everton Phase 7 on the west side of MacDuff Parkway. The plat is for 137 lots. The total land area for Phase 7 is 101.5 acres. The property was rezoned to LUR-15 in 2007.

Zoning Requirements

The rezoning included a list of conditions that must be met by the developer. Those that pertain to Phase 7 are:

- Applicant shall coordinate with city staff to determine locations of multi-use paths throughout the development.
- Setbacks:
 - Front: 15 feet provided that no part of the garage may be within 20 feet of the right-of-way
 - Side: 0 feet, provided at least 10 feet between dwellings and at least one 20-foot separation between every 10 dwellings
 - Rear: 10 feet, provided that garages are at least 20 feet from rear alleys.
- Provide a 50-foot greenbelt along MacDuff Parkway. This buffer shall be enhanced with berming, fencing and landscaping.
- The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.

Multi-use paths

During the Phase 8 conceptual plat review with the Planning Commission, the applicant committed to provide an unpaved path along the periphery of Phase 7. Unpaved paths and other amenity details are not typically shown on a conceptual plat. Staff will ensure that this commitment is captured in the Construction Plan phase of development.

Lot Number, Size, and Setbacks

The proposed plat provides a breakdown of the number of single-family lots per phase, which total up to 475 and thereby satisfies the maximum lot count requirement.

The minimum lot size permitted is 55 feet by 125 feet. The minimum lot size shown on the plat is 65 feet by 135 feet; the proposed plat meets this requirement. The proposed plat shows front setbacks of 15 feet, side setbacks of 5 feet and rear setbacks of 10 feet, meeting the setback requirements.

Greenbelts

The required 50-foot greenbelt along MacDuff Parkway is shown on the conceptual plat. The buffer was significantly altered during construction of the road and the multi-use path, and all of the existing vegetation was removed from the portion in this phase. Staff recommends that a landscape plan be required prior to the approval of a final plat. The plan should show re-vegetation of the greenbelt and other landscaping to provide a visual buffer between the multi-use path and the back of new homes.

Floodplain

The floodplain is shown on the plat, and no development is proposed within the floodplain.

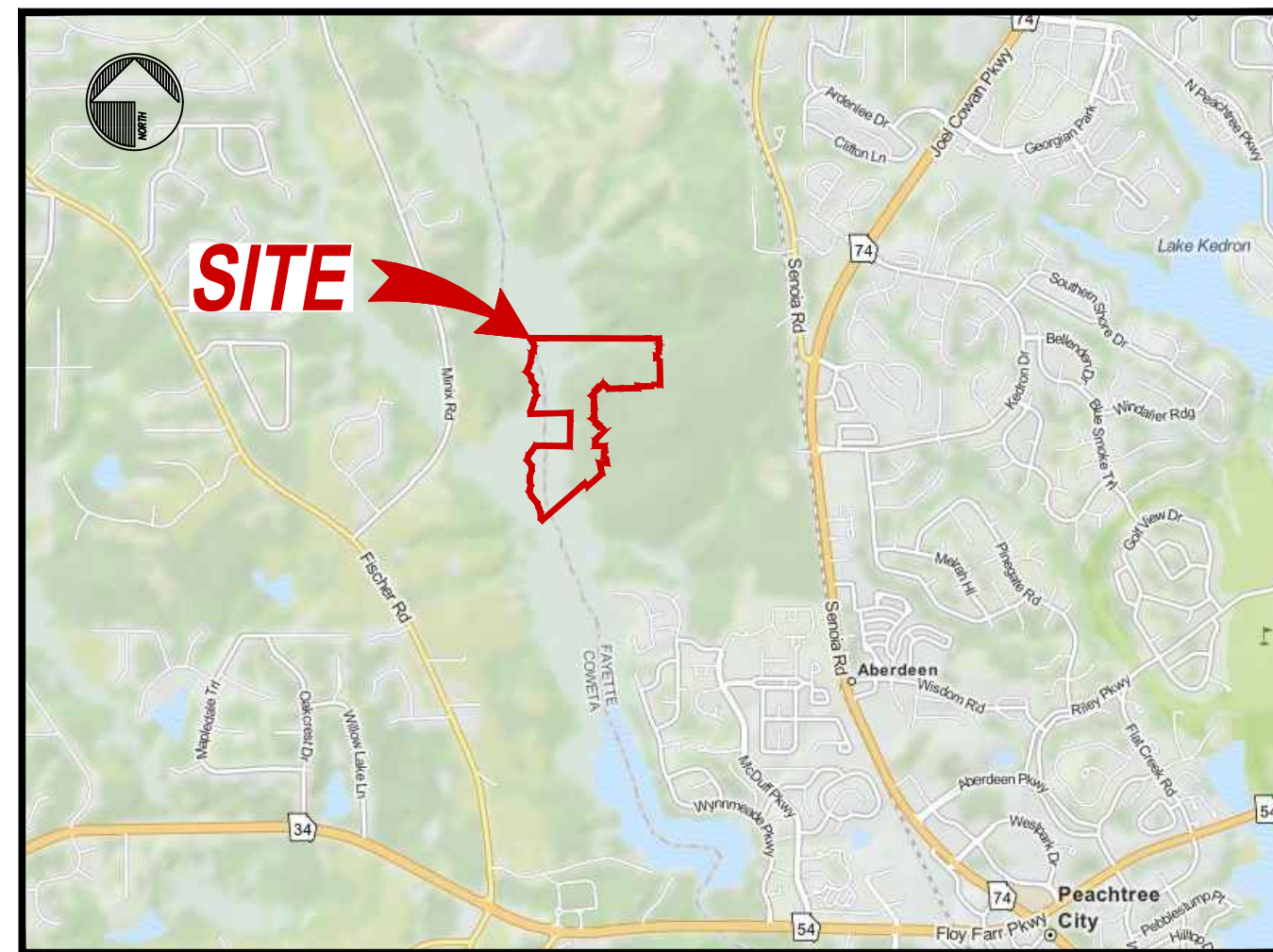
Watershed Protection Buffers, Floodplains, and Wetlands

The Land Disturbance Ordinance (LDO) establishes no-disturb and non-impervious surface buffers along various stream types, wetlands, and floodplains. The City Engineer has reviewed the plat and found that all the required setbacks are shown, and that no more than 70% of any lot is encumbered with one of these buffers.

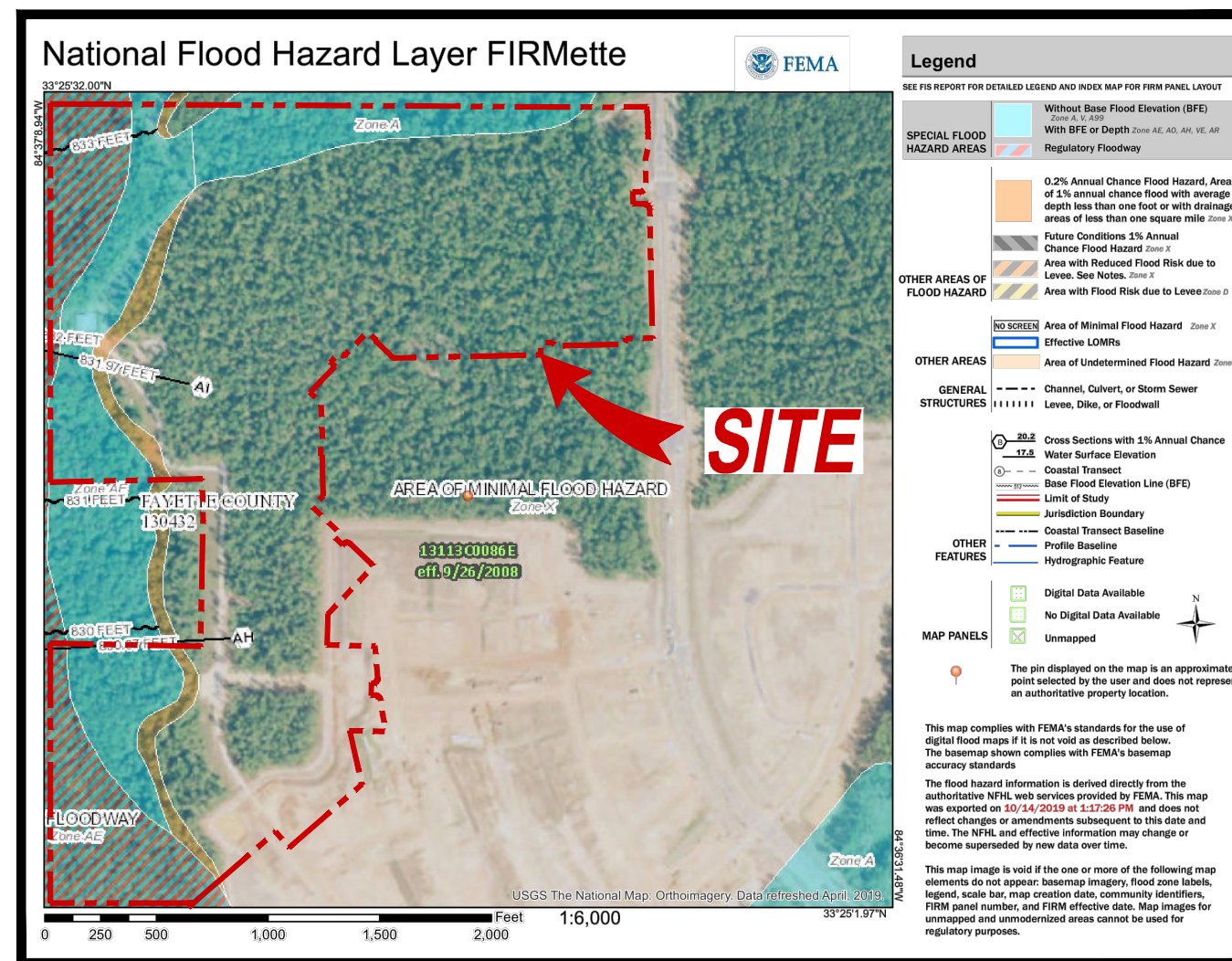
Staff Recommendation

Staff is of the opinion that the conceptual plat meets the zoning conditions and development standards. Staff recommends that the Planning Commission consider approving the plat with the following condition:

1. *A landscape plan for the greenbelt along MacDuff Parkway shall be required prior to final plat approval. The plan shall show revegetation of the greenbelt and landscaping to provide improved visual buffer from the multi-use path to the rear of new homes.*
2. *An unpaved path along the periphery of Phase 7 as volunteered by the applicant shall be required during the construction phase of development.*



LOCATION MAP
SCALE: NTS



FEMA MAP
SCALE: NTS

THIS TRACT OF LAND DOES LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOW ON COMMUNITY-PANEL NO. 13113C0086E LAST REVISED SEPTEMBER 26, 2008.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE:
LATITUDE N033°25'29"
LONGITUDE W084°36'43"



Know what's below.
Call before you dig.

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CONCEPT PLAT EVERTON PHASE 7 - CREEKSIDE

LAND LOT LAND LOTS 165, 166, 184, 185
7TH DISTRICT
PEACHTREE CITY

ZONED: LUR-15

PARCEL ID# 0746 004

TOTAL SITE ACREAGE: 101.15 ACRES

TOTAL DISTURBED ACREAGE: 48.54 ACRES

OWNER/DEVELOPER

PULTE HOME CORPORATION, A MICHIGAN CORPORATION
D/B/A JOHN WIELAND HOMES AND NEIGHBORHOODS

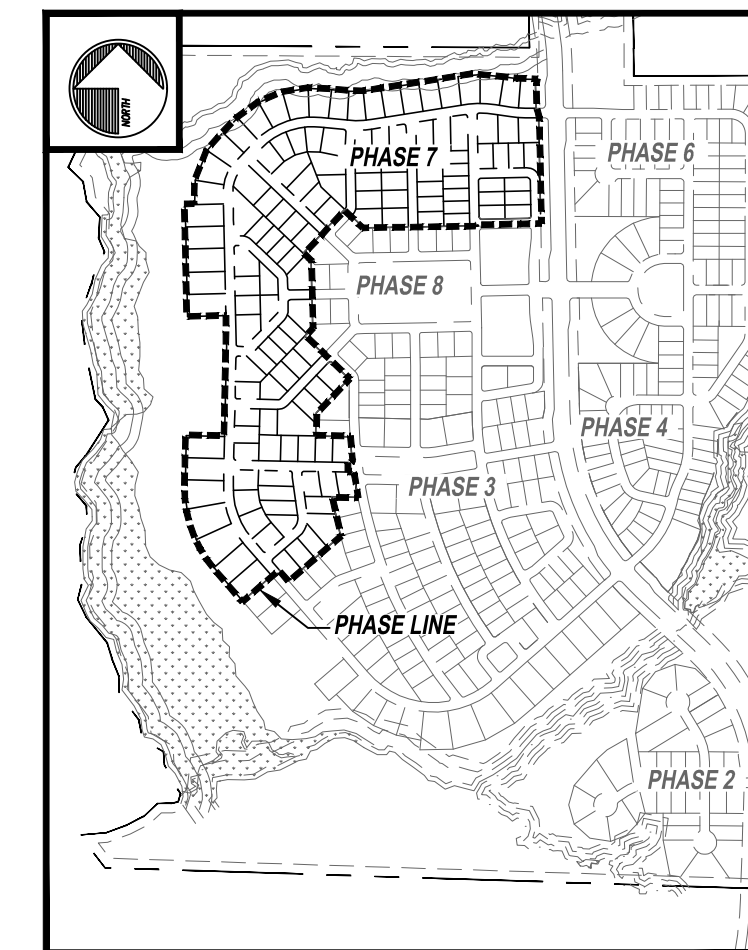
2475 NORTHWINDS PKWY #600

ALPHARETTA, GA 30009

PHONE: 770.381.3450

SHEET INDEX

CP000 COVER SHEET
CP101 CONCEPT PLAT
CP102 CONCEPT PLAT



VICINITY MAP
MACDUFF PARKWAY
PEACHTREE CITY, 30269
PARCEL ID NUMBERS - 0746 004

SUBDIVIDER INFORMATION

PULTE HOME CORPORATION, A MICHIGAN CORPORATION
d/b/a JOHN WIELAND HOMES AND NEIGHBORHOODS
2475 NORTHWINDS PKWY #600
ALPHARETTA, GA 30009
PHONE: 770.381.3450

NOTE:

- LIGHT POLE LOCATIONS ARE ESTIMATED. ACTUAL LOCATION SHALL BE SHOWN ON CONSTRUCTION PLANS.

NOTES:

- CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL IF CONSTRUCTION PLANS ARE NOT SUBMITTED TO THE CITY PLANNER.
- ALL OPEN SPACE AND PARKS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL GREENBELTS, TREE, AND LANDSCAPE BUFFERS SHOWN (ALONG NORTH AND EAST OF PROPERTY) TO BE DEEDED TO PEACHTREE CITY.

TOPOGRAPHIC BOUNDARY SURVEY, DATED 6/30/2006, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS USING GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83) WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER: ROCHESTER AND ASSOCIATES
425 OAK STREET, NW
CUMMINGSVILLE, GA 30001
PHONE: 770.718.0600

PHASE 7 DEVELOPMENT SUMMARY	
ZONING	LUR-15 (LIMITED-USE RESIDENTIAL DISTRICT NO. 15)
EXISTING ZONING	LUR-15 (LIMITED-USE RESIDENTIAL DISTRICT NO. 15)
MAXIMUM NUMBER OF LOTS	475
PHASE 2	34
PHASE 3	112
PHASE 4	62
PHASE 6	87
PHASE 7	137
PHASE 8	43
MINIMUM FLOOR AREA PER DWELLING UNIT	1,500 SF
MAXIMUM BUILDING HEIGHT	TWO STORIES, PLUS A BASEMENT
TOTAL SITE AREA	101.15 ACRES
NUMBER OF LOTS	137 LOTS
TOTAL LENGTH OF PUBLIC STREET	9,314 LINEAR FEET
OPEN SPACE / GREENBELT	45.47 ACRES (44.95%)
RIGHT OF WAY	10.38 ACRES
TOTAL LOT AREA	45.30 ACRES
DENSITY	1.35 LOTS/ACRE
AVERAGE LOT AREA	14,403.41 SQFT (0.330 ACRES)
MINIMUM LOT SIZE	W65' X L125'
FRONT	15'; PROVIDED THAT EACH DWELLING UNIT PROVIDES AT LEAST TWO PAVED PARKING SPACES OFF THE RIGHT-OF-WAY; AT LEAST ONE OF THOSE SPACES MUST BE WITHIN A FULLY ENCLOSED GARAGE, AND NO PART OF THE GARAGE SHALL BE WITHIN 20' OF THE RIGHT-OF-WAY.
SIDE	0'; PROVIDED THAT AT LEAST A 10' SEPARATION IS MAINTAINED BETWEEN DWELLINGS, AND FURTHER PROVIDED, THAT AT LEAST ONE 20' SEPARATION IS PROVIDED BETWEEN EVERY 10 DWELLING UNITS.
REAR	10'; PROVIDED THAT FOR THOSE UNITS SERVED BY A DEDICATED ALLEY WITH GARAGE ACCESS IN THE REAR OF THE HOMES, AT LEAST TWO PAVED PARKING SPACES SHALL BE PROVIDED OFF OF THE ALLEY; AT LEAST ONE OF THOSE SPACES SHALL BE WITHIN A FULLY ENCLOSED GARAGE, AND NO PART OF THE GARAGE SHALL BE LOCATED LESS THAN 20' FROM THE EDGE OF ALLEY.
USES PERMITTED ABOVE GARAGES	ON THOSE LOTS WHERE DETACHED GARAGES ARE LOCATED BEHIND HOMES, THE SECOND FLOOR OF THESE BUILDINGS SHALL BE LIMITED TO STORAGE OR HOME OFFICE USE ONLY. GARAGE APARTMENTS, GRANNY FLATS, OR OTHER RESIDENTIAL USES WITHIN THESE SECOND FLOOR AREAS SHALL NOT BE PERMITTED.

DESIGNED BY:

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE-BLDG A, SUITE 200
MARIETTA, GA 30066

770.938.9000

CONTACT: MIKE HAPONSKI, P.E.

EMAIL: MIKE@RIDGEPE.COM

ACTIVITY/MONTH	DEVELOPMENT SCHEDULE					
	MAR	APR	MAY	JUN	JUL	AUG
INSTALLATION OF CONSTRUCTION EXIT PERIMETER 30" FENCE & TREE PROTECTION FENCE						
CLEARING & GRUBBING						
GRADING						
INSTALL INTERMEDIATE PHASE EROSION MEASURES						
INSTALLATION OF UTILITY LINES (SS, WATER, STORM)						
FINE GRADING						
FINAL LANDSCAPING						
REMOVE TEMPORARY EROSION MEASURES AND TREE PROTECTION FENCING						

CERTIFICATE OF DESIGN

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS, AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

MICHAEL A HAPONSKI, PE 30407 DATE

CERTIFICATE OF CONFORMANCE WITH CONCEPT PLAT

I HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAT AS APPROVED BY THE PLANNING COMMISSION.

PLANNING COMMISSION MEMBER DATE

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED.

CITY PLANNER DATE

THIS CERTIFICATE EXPIRES _____

24 HOUR CONTACT:

TIM POFF

770.616.2906

Tim.Poff@Pulte.com

RIDGE PLANNING AND ENGINEERING®
1290 KENNESTONE CIRCLE-BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

CONCEPT PLAT
EVERTON PHASE 7 - CREEKSIDE

Everton
BY WILSONBORO, EST 2015

LAND LOTS 165, 166, 184, 185, 7TH DISTRICT
PEACHTREE CITY, GEORGIA

OWNER/DEVELOPER

John Wieland
JOHN WIELAND HOMES
AND NEIGHBORHOODS
jwhomes.com

2475 NORTHWINDS PKWY # 600
ALPHARETTA, GA 30009
(770) 381-3450

GSWC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2019

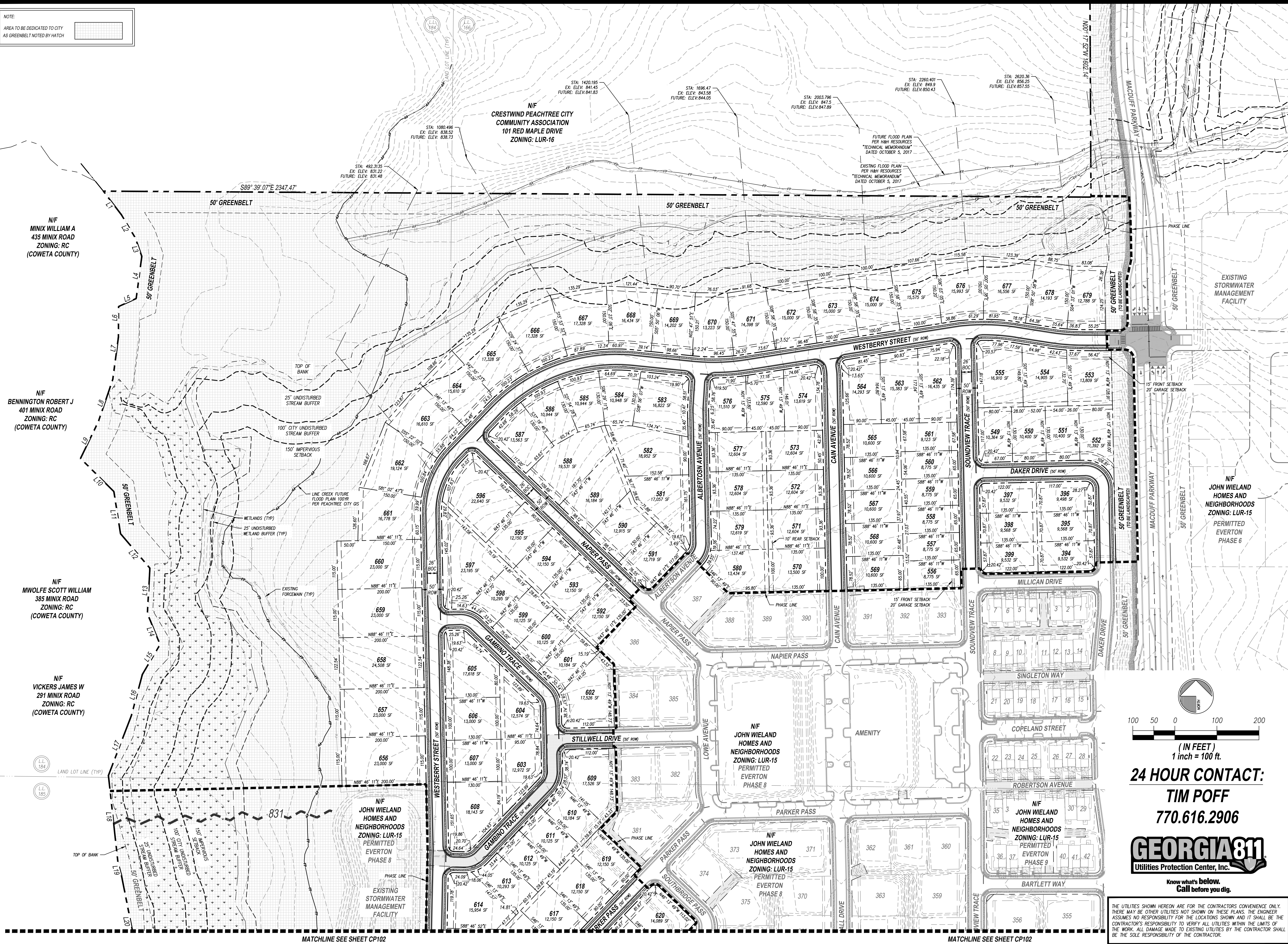


REVISIONS

NO.	DATE	DESCRIPTION

CONCEPT PLAT
CP101

NOTE:
AREA TO BE DEDICATED TO CITY
AS GREENBELT NOTED BY HATCH



N/F
MINIX WILLIAM A
435 MINIX ROAD
ZONING: RC
(COWETA COUNTY)

N/F
BENNINGTON ROBERT J
401 MINIX ROAD
ZONING: RC
(COWETA COUNTY)

N/F
MWOLFE SCOTT WILLIAM
385 MINIX ROAD
ZONING: RC
(COWETA COUNTY)

N/F
VICKERS JAMES W
291 MINIX ROAD
ZONING: RC
(COWETA COUNTY)

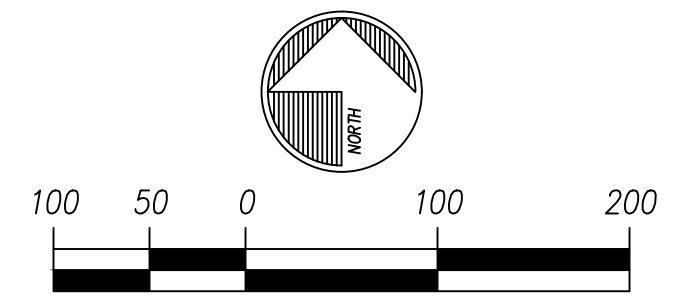
N/F
CRESTWIND PEACHTREE CITY
COMMUNITY ASSOCIATION
101 RED MAPLE DRIVE
ZONING: LUR-16

EXISTING
STORMWATER
MANAGEMENT
FACILITY

N/F
JOHN WIELAND
HOMES AND
NEIGHBORHOODS
ZONING: LUR-15
PERMITTED
EVERTON
PHASE 6

N/F
JOHN WIELAND
HOMES AND
NEIGHBORHOODS
ZONING: LUR-15
PERMITTED
EVERTON
PHASE 8

N/F
JOHN WIELAND
HOMES AND
NEIGHBORHOODS
ZONING: LUR-15
PERMITTED
EVERTON
PHASE 8



24 HOUR CONTACT:
TIM POFF
770.616.2906



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MATCHLINE SEE SHEET CP102

MATCHLINE SEE SHEET CP102

RIDGE PLANNING AND ENGINEERING®
1290 KENNESWICK CIRCLE, BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

EVERTON
CONCEPT PLAT
EVERTON PHASE 7 - CREEKSIDE
LAND LOTS 165, 166, 184, 185, 7TH DISTRICT
PEACHTREE CITY, GEORGIA

John Wieland
OWNER/DEVELOPER
**JOHN WIELAND HOMES
AND NEIGHBORHOODS**
2475 NORTHWIND PKWY # 600
ALPHARETTA, GA 30009
(770) 361-3450

GSWC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2019

GEORGIA
REGISTERED
ENGINEER
MICHAEL A. HAPONSKI
10/18/2019

REVISIONS

CONCEPT PLAT
CP101

19069 CONCEPT PLAT.DWG 10.18.2019
Copyright © 2019

NOTE:
AREA TO BE DEDICATED TO CITY
AS GREENBELT NOTED BY HATCH

MATCHLINE SEE SHEET CP101

MATCHLINE SEE SHEET CP101



CHAPMON TONY
271 MINIX ROAD
ZONING: RC
(COWETA COUNTY)

RIDGE PLANNING AND ENGINEERING®
1290 KENNESOTA CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

EVERTON
CONCEPT PLAT
EVERTON PHASE 7 - CREEKSIDE
LAND LOTS 165, 166, 184, 185, 7TH DISTRICT
PEACHTREE CITY, GEORGIA

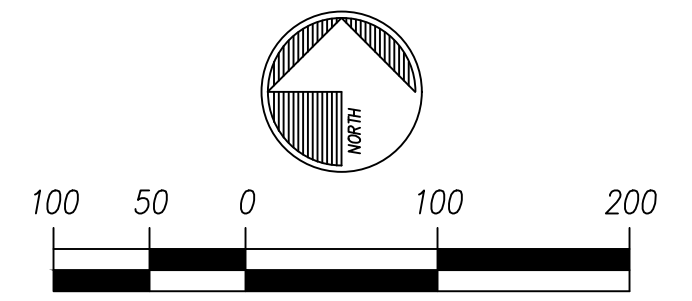
OWNER/DEVELOPER
John Wieland
**JOHN WIELAND HOMES
AND NEIGHBORHOODS**
2475 NORTHWOODS PKWY # 600
ALPHARETTA, GA 30009
(770) 361-3450

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2019



REVISIONS

CONCEPT PLAT
CP102



24 HOUR CONTACT:
TIM POFF
770.616.2906



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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Planning Commission

FROM: Robin Cailloux, AICP Planning and Development Director

DATE: November 10, 2019

REQUEST: Conceptual Plat and Conceptual Site Plan approval, Laurel Brooke Phase 1, Petrol Point/ Tivoli Gardens
November 11, 2019 Planning Commission agenda

Feller Holdings has submitted a conceptual plat and conceptual site plan for Laurel Brooke Phase 1 located on Petrol Point. Because the development consists of commercial development and subdivision of land, it must go through both the conceptual site plan review and the conceptual plat review. These have been combined into one plan in order to ease the review process.

The plat is for 25 single family lots, 11 commercial/mixed use lots, 1 commercial lot (bed and breakfast) and 1 lot for communal holdings (HOA/POA for retention ponds, landscape islands and parking). The future Phase 2 of the residential development is outlined on the plans. The property was rezoned to LUC-32 on November 7, 2019.

Zoning Requirements

The rezoning included a list of conditions that must be met by the developer.

- Conformance with the master plan (attached)
- No more than 35 single family dwelling units
- No more than 10 mixed-use commercial buildings maximum size 2,100 gsf
- No more than 1 mixed-use commercial building maximum size 5,500 gsf.
- Bed and breakfast cottages may not be on individually subdivided lots
- Minimum setbacks:
 - Front- 10 feet
 - Side- 5 feet
 - Rear for single family lots – 10 feet; for commercial mixed use lots – 5 feet
- Parking
 - Each single family lot shall have parking for 2 vehicles
 - Bed and Breakfast parking shall be provided at a ratio of 1.5 space per cottage
 - Commercial parking shall be provided at a ratio of 1 per 275 square feet
- Minimum 2 multi-use path connections to the western property line and an easement for potential third connection to the northern property line



Master Plan

The conceptual plat and conceptual site plan are nearly identical to the master plan as approved in the rezoning. The street configuration on the northern portion of the residential area has been simplified and the single-family lot layout has been regularized from the master plan (see Figure 1). This is not a significant change.

Lots

The Conceptual plat provides for 25 single family lots, 10 smaller commercial lots, 1 larger commercial lot, and 1 lot for the bed and breakfast, complying with the ordinance.

Setbacks

Residential lots are showing a 15 foot front setback, 6-foot side setbacks, and 10-foot rear setbacks, all exceeding the zoning minimums. The commercial lots are meeting all zoning setback requirements

Parking

The plan calls for up to 15,900 square feet of commercial space, which per the zoning ordinance would require 58 parking spaces. A total of 60 spaces is provided, meeting this minimum.

Multi-use path connections

The existing multi-use path encroaches onto the northern portion of this property. Two path connections are shown on the western property line. A third connection to the north is labeled on the as an easement or possible greenspace to be dedicated to the City for possible connections to the Shakerag Hill commercial office park in the future.

Land Development Standards

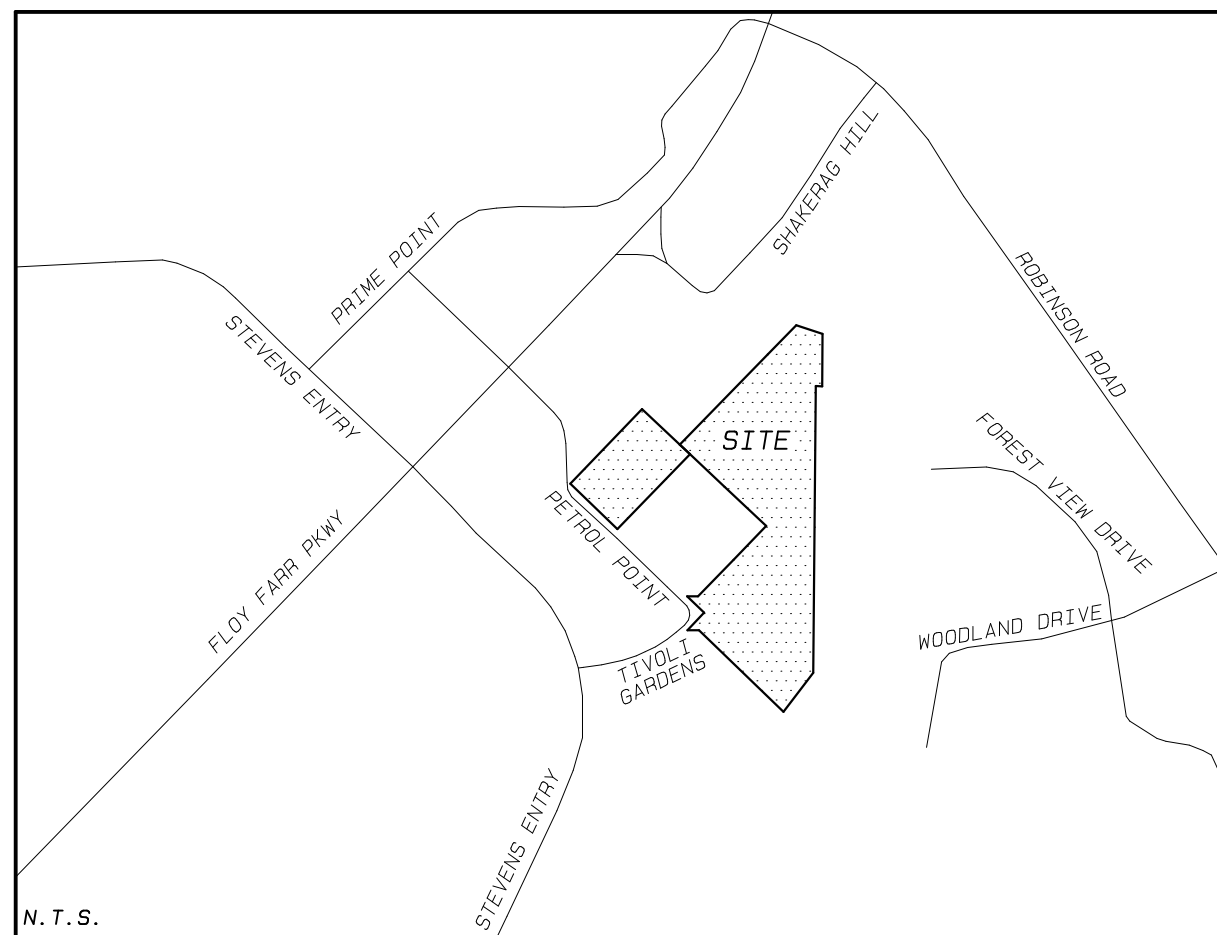
The commercial portion must also comply with the conceptual site plan requirements provided for in the Land Development Ordinance (LDO). The site is not within 500 feet of a major thoroughfare, and therefore does not have to provide a landscape/tree-save buffer along Petrol Point. A commercial building elevation review step is not required by either the LDO or the zoning conditions. Staff will ensure that commercial elevations comply with the architectural scheme during the building permit phase of development.

Staff Recommendation

Staff is of the opinion that the proposal meets the zoning conditions and the Land Development Ordinance standards and therefore recommends approval of the Laurel Brooke Phase 1 conceptual plat and conceptual site plan.

CONCEPTUAL PLAT AND PLAN OF
LAUREL BROOKE
PARCEL # 071816002
PARCEL # 0718 083

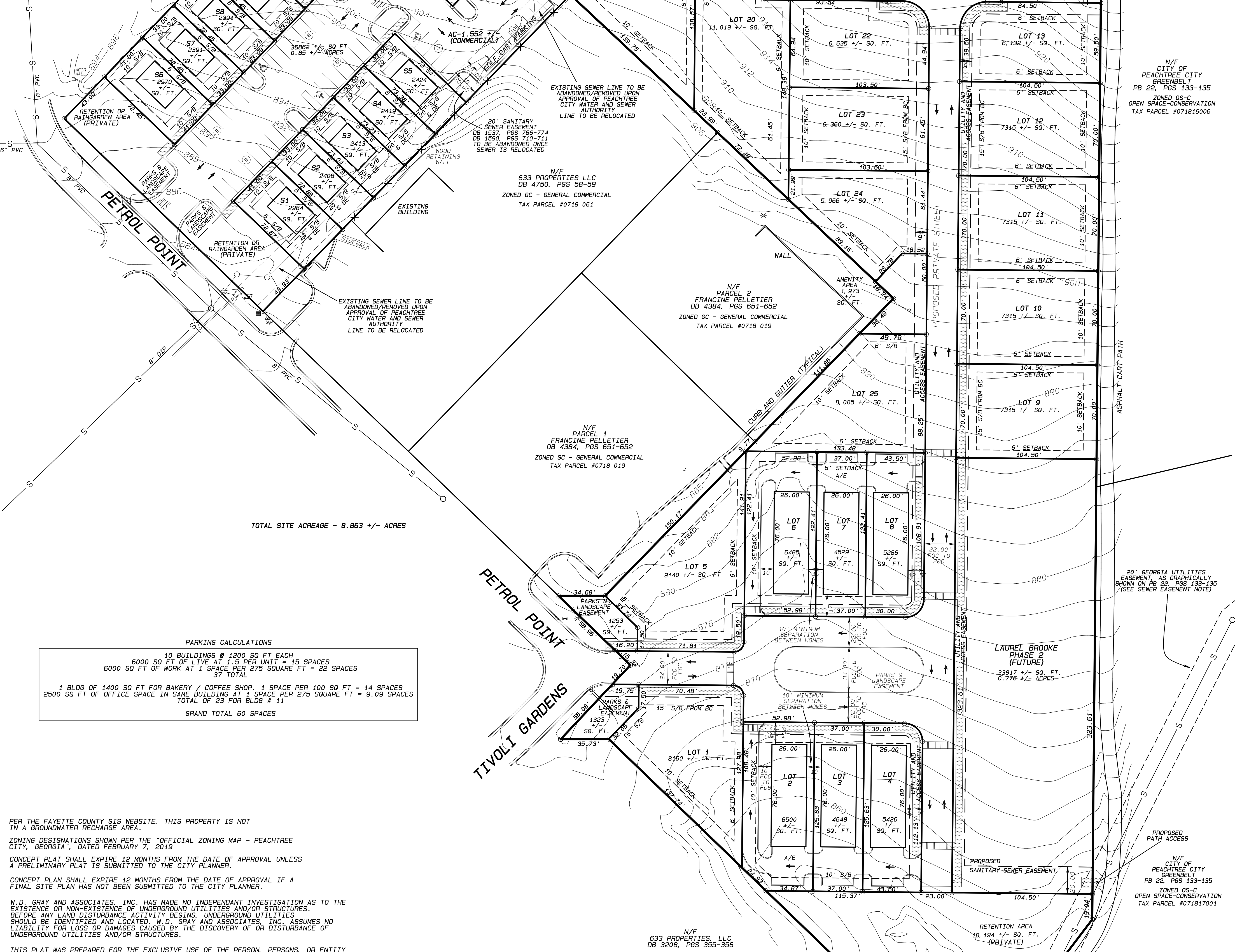
VICINITY MAP



LEGEND
FOC - FACE OF CURB
FOB - FACE OF BUILDING

N/F CLARK FELKER AND MARY JANE FELKER DB 4368, PGS 155-186 ZONED GC - GENERAL COMMERCIAL TAX PARCEL #0718 059

GRID NORTH
GA WEST ZONE
EGPS RTN



TOTAL SITE ACREAGE - 8.863 +/- ACRES

PARKING CALCULATIONS

10 BUILDINGS @ 1200 SQ FT EACH
6000 SQ FT OF LIVE AT 1.5 PER UNIT = 15 SPACES
6000 SQ FT OF WORK AT 1 SPACE PER 275 SQUARE FT = 22 SPACES
37 TOTAL
1 BLDG OF 1400 SQ FT FOR BAKERY / COFFEE SHOP, 1 SPACE PER 100 SQ FT = 14 SPACES
2500 SQ FT OF OFFICE SPACE IN SAME BUILDING AT 1 SPACE PER 275 SQUARE FT = 9.09 SPACES
TOTAL OF 23 FOR BLDG # 11
GRAND TOTAL 60 SPACES

PER THE FAYETTE COUNTY GIS WEBSITE, THIS PROPERTY IS NOT IN A GROUNDWATER RECHARGE AREA.

ZONING DESIGNATIONS SHOWN PER THE "OFFICIAL ZONING MAP - PEACHTREE CITY, GEORGIA", DATED FEBRUARY 7, 2019

CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL UNLESS A PRELIMINARY PLAT IS SUBMITTED TO THE CITY PLANNER.

CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A FINAL SITE PLAN HAS NOT BEEN SUBMITTED TO THE CITY PLANNER.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INDEPENDANT INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

FOR REVIEW ONLY

PREPARED FOR:
LAUREL BROOKE DEVELOPMENT, LLC
LAND LOT 93 & 94, 7TH DISTRICT
CITY OF PEACHTREE CITY
FAYETTE COUNTY, GA.
SCALE: 1" = 40'
DATE: OCTOBER 23, 2019

SUB-DIVIDER AND OWNER:
LAUREL BROOKE DEVELOPMENT, LLC
CONTACT: DOUG FELLER
P.O. BOX 3571
PEACHTREE CITY, GA 30269
PHONE: 615-927-2072

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, 13113C 0091 E DATED: SEPTEMBER 26, 2008



THE SURVEYOR'S SEAL IS INTENDED TO SHOW THAT THIS PLAT AND PLAN WERE PREPARED BY A LICENSED PROFESSIONAL IN THE STATE OF GEORGIA. THIS SEAL DOES NOT EXTEND TO ANY OTHER PURPOSE. THIS IS NOT A BOUNDARY SURVEY.

