



**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT**
310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

OVERLAY DISTRICT REVIEW

The design requirements of the Overlay District apply to all non-residential and attached residential properties within the geographic area of Peachtree Corners. Allow 10 days for review.

ALL information below MUST be complete and LEGIBLE. Allow 10 days for processing once the complete information is received.

Date: _____ Parcel Number: _____

Project Name: _____ Use: _____

Property Address: _____

Zoning: _____ Zoning Case Number(s): _____

Owner Information:
Name: _____

Contact: _____ Phone: _____

Email: _____

Required Items for Submittal:

- Fee (Please make checks payable to City of Peachtree Corners)
 - 1 acre \$150
 - 1-5 acres \$250
 - 5.01-10 acres \$350
 - 4 >10 acres \$500
- 2 copy Site Plan
- 2 copy Architectural Elevations (4 sides) with material and color samples as appropriate
- 2 copy outdoor lighting plan
- 2 copy outdoor utility plan (include dumpsters, roof units, generators)
- 2 copy landscaping plan
- 1 PDF file of the submittal

NOTE: if all comments have not been addressed after the third review, a meeting will be required with Staff, Designer and Owner/Developer. A resubmittal/re-review fee of 50% of the total development permit plan review fee is due upon completion of the 3rd re-review of project documents if unresolved plan review checklist items remain.

1. Transportation/Infrastructure

- 1.A. Provide inter-parcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the Community Development Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety or topographic concerns.
- 1.B. All new utility lines shall be located underground.
- 1.C. Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett County

or Georgia Department of Transportation. It is encouraged that a minimum three-(3)-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.

- 1.D. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett County or Georgia Department of Transportation.
- 1.E. Streetlights along all public rights-of-way shall be decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Peachtree Corners Overlay District – shall utilize Cobrahead light fixture heads. Pole type design is Fluted Black and the maximum pole height is 40'.
Light fixtures which are utilized shall be as follows:
- 1.F. Lighting throughout all parking areas shall be decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. Light fixtures shall be Box Head Fixture. Pole type design shall be Fluted Black. The maximum pole height is 35'.

2. Landscaping

- 2. A. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with City of Peachtree Corners Buffer, Landscape and Tree Ordinance. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.
- 2.B. Provide landscaped islands throughout all surface parking areas as required by the City of Peachtree Corners Buffer, Landscape and Tree Ordinance. Provide a minimum of 1 shade tree at the end of each parking bay.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted with 2 rows of shrubs of sufficient height to screen parking lot cars from roadway views. Grass installed in areas which are visible from public streets shall be sodded, including the right of way.
- 2.D. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the right of way on the following roads:

Peachtree Industrial Boulevard

Peachtree Parkway

Peachtree Corners Circle

Holcomb Bridge Road

Jimmy Carter Boulevard

All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-(6)-feet from back-of-curb subject to review and approval of the Georgia Department of Transportation where applicable.

Street trees shall be of one (1) or a combination of the following species:

Willow Oak

Overcup Oak

Nuttall Oak

Pin Oak

Shumard Oak
Lacebark Elm

- 2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four (4) sides. Screening shall consist of three (3) solid walls of brick, stucco or split-face block construction to be consistent with the primary building material, at least six (6) feet in height, with 100 percent solid metal gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line, if the adjoining property is zoned non-residential and 0-feet from all applicable buffers, if the adjoining property is zoned residential. Generators shall be visually screened from adjacent properties.
- 2.F. Natural vegetation shall remain on the property until issuance of a development permit.
- 2G. Provide tree survey showing all specimen trees, the critical root zones and all other trees to be saved.

3. Parking/Yard, Height & Setback

- 3.A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Community Development Director.
- 3.B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight (8) feet in width and 17 feet in depth.
- 3.C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
- 3.D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented towards, the public right-of-way with the majority of parking to the sides and rear, where possible.
- 3.E. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.

4. Signage; Temporary Uses

- 4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
- 4.B. Oversized Signs or Billboards shall not be permitted.
- 4.C. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
- 4.D. Blinking, exposed neon, portable and inflatable signage shall be prohibited.
- 4.E. Peddlers shall be prohibited.

5. Architectural Design

- 5.A. Architectural design of all non-residential buildings should comply with the following performance guidelines:
 - (1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multi-story office (3-stories or greater) or hotel development subject to review and approval of the Director of Planning and Development.
 - (2) Contrasting accent colors of any wall, awning or other feature shall be limited to no more than 15% of the total area for any single facade.
 - (3) Metal sided or portable buildings shall be prohibited.
 - (4) Buildings shall incorporate live plant material growing immediately in front of or on the building.
 - (5) Except for restaurants, as noted in (6) below, buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.

- (6) Restaurants of less than 5,000 square feet of gross floor area may have flat roofs under the following conditions: all HVAC equipment shall be screened from all sides; the exterior architectural treatment of the building shall consist of the same materials and detail for all of the building elevations; and, excluding fenestrations, the primary facing material shall be a minimum of 75% brick or stone. Buildings located on outparcels, or as part of a larger development, shall have similar materials and colors as the primary building. Alternate colors and materials may be approved by the Director.
- (7) Roofing materials for pitched or mansard roofs shall be limited to the following:
 - Metal standing seam of earthtone or neutral color.
 - Tile, slate or stone.
 - Architectural dimensional shingles having two or more layers with a slate, or tile appearance.
- (8) All mechanical, HVAC and like systems shall be screened from street level view on all sides by an opaque wall or fence of brick, stucco or split-faced block and shall be consistent with the primary building material.
- (9) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

5.B. Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:

- (1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
- (2) Within Planned Shopping Centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
- (3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
- (4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one (1) foot, and may be provided in height offset or facade projections such as porticoes or towers.
- (5) Building design shall include minimum one (1) foot deep cornices, extending along the entire building.
- (6) Building design shall include a minimum one (1) foot high contrasting base, extending along the entire front of buildings and the sides of buildings.

5.C. Architectural design of all attached residential buildings shall comply with the following performance guidelines:

- Architectural treatments of each building elevation shall be a minimum 50% brick, stone or stucco. The balance of each building elevation may be wood, wood shake or fiber cement-type siding.