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Planning Commission Agenda
Monday, December 8, 2025, 6:00 pm
Perry City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Invocation
4. Approval of Minutes from November 10, 2025, regular meeting
5. Announcements
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input
7. Old Business – tabled from November 10, 2025, meeting
 1. **TEXT-0165-2025.** Amendment to add language to Section 6-10.2 - General Requirements for streets and other rights-of-way. The applicant is the City of Perry.
 2. **SUSE-0196-2025.** Special exception for multi-family development for property located on Lake Joy Road Parcel No. OP41AO 162000.

(Planning Commission recommendation – Scheduled for public hearing before City Council on January 6, 2026)
8. New Business
 - A. Public Hearing (Planning Commission decision)
 1. **PLAT-0211-2025.** Preliminary plat for King's Landing subdivision on Kings Chapel Road. The applicant is CCRR Development, LLC.
 2. **PLAT-0213-2025.** Preliminary plat for Cambridge Place subdivision on Cambridge Road. The applicant is Patriot Development Group, LLC.
 - B. Informational Hearing – No applications
 - C. Other Business
 - D. Commission questions or comments
 - E. Adjournment

All meetings of the Planning Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/business-services/community-development/planning-and-zoning>

Planning Commission
Minutes, November 10, 2025

1. Call to Order : Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Jefferson, Ross, Shelton and Wharton were present; Commissioner Hayes was absent.

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Dianna Perez, Marsha Stokes, Shameka & Joseph Walker, Brittany Ross, Sarah Stinson, Don Carter, Donna Hatten, Gwen & Bill Bauer, Gordon Grizzle, Jack Brewer, Brian Braun, Jody Strickland, Gary Hunkins, Alyssa Andes, Adam Harry, Abby Wetherington, Dan Davis.

3. Invocation - was given by Commissioner Jefferson
4. Approval of Minutes from October 6, 2025, regular meeting and October 27, 2025, work session – Commissioner Wharton motioned to approve both as presented; Commissioner Jefferson seconded; all in favor and was unanimously approved.
5. Announcements - Chairman Mehserle referred to the notices as listed
 - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
 - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
 - Please place phones in silent mode.
6. Citizens with Input – None
7. Old Business

1.TEXT-0165-2025. Amendment to add language to Section 6-10.2 - General Requirements for streets and other rights-of-way. The applicant is the City of Perry.
(Tabled from October 6, 2025, meeting)

Chairman Mehserle advised staff was requesting tabling until December meeting. Commissioner Wharton motioned to table; Commissioner Shelton seconded; all in favor and matter was tabled.

8. New Business
 - A. Public Hearing (Planning Commission decision)

1.PLAT-0190-2025. Preliminary plat for the subdivision of property on Perry Parkway and Houston Lake Road. Parcel Nos. 0P41Ao 002000, 0P41Ao 130000, 0P41Ao 021000, and 0P41Ao 02C000. The applicant is SEK Perry, LLC.

Mr. Duffy read the applicants' request which was subdividing four existing parcels into a total of nine parcels, while retaining the current C-2 zoning classification. The total site acreage will remain the same at 23.43 acres. The newly proposed outparcels are anticipated to allow for a greater mix of unique retailers in a highly visible corner in the City of Perry. Staff recommends approval of the plat as proposed.

Chairman Mehserle opened the public hearing at 6:08pm and called for anyone in favor of the request; there being none; he called for anyone opposed; there being none the public hearing was closed at 6:09pm.

Commissioner Wharton asked if the subdivided parcels met the zoning standards; Mr. Duffy advised they did.

Commissioner Wharton motioned to approve as submitted; Commissioner Ross seconded; all in favor with Commissioner Jefferson opposed; resulting vote was 5 to 1 for approval. Commissioner Jefferson for the record voted for denial as the applicant was not present.

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on December 2, 2025)

1. **SUSE-0178-2025.** Special exception for short-term rental for property located at 718-3 Charlse Drive. The applicant is Roberto Denis.

Ms. Carson read the applicants' request, which was to offer the entire 2-bedrooms/1-bath house for short-term rental for a maximum of 6 occupants, along with staff responses. The premises were inspected for compliance with minimum health and safety requirements for use and occupancy (per Section 2-3.6) and passed.

Chairman Mehserle opened the public hearing at 6:14pm and called for anyone in favor of the application. Ms. Dianna Perez, on behalf of the applicant had nothing further to add. Chairman Mehserle called for anyone opposed.

Ms. Marsha Stokes – 716 Charlse Drive – advised the issue is with the empty lots on Newman Place and there have been rumors the DDA intends to develop and application should not be approved until there is a plan presented for a development. Has been advised Andrew Heights will be connected to the downtown and if allowed will have more short-term rentals.

There being no further public comment Chairman Mehserle closed the public hearing at 6:16pm.

Chairman Mehserle asked if the applicant met all the requirements; Ms. Carson advised they had. Commissioner Guidry asked if there could be another rental in the area; Ms. Carson advised there is a 1000ft buffer.

Commissioner Wharton motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Ross seconded; all in favor and was unanimously recommended for approval.

2. **SUSE-0191-2025.** Special exception for home daycare for property located at 313 Wax Myrtle Way. The applicant is Shameka L. Walker.

Ms. Carson read the applicants' request, which was to operate a daycare home for up to six (6) children in a portion of the house as a residential business, along with staff responses. It was advised residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

Chairman Mehserle opened the public hearing at 6:21pm and called for anyone in favor of the request. The applicant Ms. Shameka Walker, reiterated the request and the property owner, Mr. Joseph Walker, supports the application and noted will be a Christian based daycare and will not exceed six children.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:23pm.

Commissioner Shelton motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Ross seconded; all in favor and was unanimously recommended for approval.

3. SUSE-0192-2025. Special exception for home daycare for property located at 219 Rusty Plow Lane. The applicant is Brittany Ross.

Ms. Carson read the applicants' request, which was to operate a daycare home for up to six (6) children in a portion of the house as a residential business, along with staff responses. It was advised residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

Chairman Mehserle opened the public hearing at 6:26pm and called for anyone in favor of the request. Ms. Brittany Ross, the applicant, advised she is working for compliance to city and state requirements and her goal is to serve the community and will ensure all safety standards are met and exceeded; will operate Monday through Friday from 7am to 5:30pm. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:28pm.

Commissioner Wharton motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Ross seconded; all in favor and was unanimously recommended for approval.

4. SUSE-0193-2025. Special exception for home cottage bakery for property located at 1300 North Avenue. The applicant is Sarah Stinson.

Ms. Carson read the applicants' request, which was to operate a home bakery in a portion of the house as a residential business, along with staff responses. It was further noted residential businesses are small offices or small-scale retail or service businesses in which customers or clients come to the house and are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

Chairman Mehserle opened the public hearing at 6:30 pm and called for anyone in favor of the request. Ms. Sarah Stinson, the applicant, advised she will adhere to state laws for a cottage license, and most of orders will be custom and have scheduled pick-up times, as well there will be a small cart on the porch for pick-up, and her business will encourage and support small businesses and to shop locally.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:33pm.

Commissioner Ross motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded; all in favor and was unanimously recommended for approval.

5. SUSE-0195-2025. Special exception for commercial storage facility for property located on South Perry Parkway Parcel No. 0P0340 026000. The applicant is Don Carter, P.E.

Ms. Carson read the applicants' request, along with staff responses, which was to build and operate a commercial storage facility, totaling 79,950 sq ft, on a 5.71 acres portion of a 23.40 acres lot located at the Northwest corner of U.S. Highway 41 and Perry Parkway intersection and advised this facility will be part of a larger development with three other retail/office uses.

Chairman Mehserle opened the public hearing at 6:37pm and called for anyone in favor the request. Mr. Don Carter – 6310 Peake Rd, Macon on behalf of the owner, reiterated the request and advised the owner is the same as the established storage facility on N. Perry Parkway and will be similar in design. Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 6:39pm.

Commissioner Wharton inquired if the rear buildings would have a landscape buffer; Mr. Carter advised there would be, along with a fence.

Commissioner Ross motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Jefferson seconded; all in favor and was unanimously recommended for approval.

6. SUSE-0196-2025. Special exception for multi-family development for property located on Lake Joy Road Parcel No. OP41AO 162000.

Ms. Carson read the applicants' request which was for a special exception to construct a 197-unit, multi-family development on 31.30 acres near the corner of Houston Lake Road and Lake Joy Road, along with staff responses.

Chairman Mehserle opened the public hearing at 6:42pm and called for anyone in favor. Mr. Don Carter, on behalf of the owner, advised before plan was submitted met with city staff for input and there will be townhouses facing Lake Joy Road and no connection to the adjoining subdivision. Staff noted a traffic study be done, and there was no objection and will consult with the Kroger parcel owner to use the same company for theirs. Mr. Carter advised the original zoning was a PUD over 13 acres and will be utilizing 7 acres and noted included amenities (pool, resident center, pickleball courts).

Chairman Mehserle called for anyone opposed. Ms. Donna Hatten – 118 Glen Oaks Rd. – commutes daily on Lake Joy Road and traffic is already overburdened and this project will add to it and could a second access point on Grayton Way be considered and a traffic light is needed at Lake Joy & Houston Lake Road.

Gwen & Bill Bauer – 247 Lake Joy Road – concern with increased traffic and only one entry/exit entrance.

Gordon Grizzle – 351 Arena Road – concerned with the impact on the schools

Mr. Jack Brewer – 120 Lake Joy Road – concerned with the one entry/exit

There being no further public comment Chairman Mehserle closed the public hearing at 6:55pm.

Commissioner Ross asked Mr. Carter to address the concerns regarding the single entry/exit. Mr. Carter understands there are concerns with traffic, the community will be gated, and the units will be market rate and doesn't anticipate a burden for the schools, and understands the traffic impact with the forthcoming Kroger, and there will be another drive which has been lengthened for stacking and once a traffic study is completed will adhere to requirements.

Commissioner Shelton asked if it was possible to make a connection to Grayton Way and have a gate; Mr. Carter advised they do not desire to as the community is gated and a second gate will be expensive and if not gated will lose control of entry. Commissioner Shelton asked if the walkability would connect to the forthcoming commercial development; Mr. Carter advised it would.

Commissioner Wharton motioned to recommend approval of the application as submitted with the staff condition and that all townhomes meet the city's townhouse development requirements. Due to lack of a second motion died.

Commissioner Ross motioned to deny due to no second entry/exit; Commissioner Jefferson seconded. Commissioner Wharton asked if a second entrance is required would the applicant abide; Mr. Carter advised that was dependent on the traffic study and where it would be required. Commissioner Ross recalled his motion as did Commissioner Jefferson her second. Mr. Carter asked if the case could be tabled to the next meeting to allow time for the traffic study data.

Commissioner Ross motioned to table the application; Commissioner Jefferson seconded; Commissioner Guidry and Wharton opposed; resulting vote was 4 to 2 to table.

7. RZNE-0199-2025. Rezone property at 1824 Houston Lake Rd. & 1904 Hwy 127 to amend existing PUD standards. The applicant is Patriot Development Group, LLC.

Ms. Carson read the applicants' request, which is approval for a substantive change to the north entrance on the existing PUD plan, along with staff responses. The Georgia Department of Transportation is requiring additional ROW width at the north entrance to the development, causing the applicant to have to adjust the development to accommodate.

Chairman Mehserle opened the public hearing at 7:09pm and called for anyone in favor of the request. Mr. Brian Braun – 102 Ed Bayer Ct. Warner Robins – on behalf of the applicant and as staff advised the change is due to the requirements of GDOT to obtain their permits.

Chairman Mehserle called for anyone opposed; there being none the public hearing was closed at 7:11pm. Commissioner Guidry inquired if the entrance was the only thing to change and not the number of units; Mr. Braun advised that is correct.

Commissioner Shelton motioned to recommend approval of the application as submitted to Mayor & Council; Commissioner Wharton seconded; all in favor and was unanimously recommended for approval.

8. ANNEX-0198-2025. Annex and rezone property on Saddle Creek Road Parcel Nos. 000840 015000 & 000840 096000. from Houston County R-AG to City of Perry R-3, Single Family Residential District. The applicant is Patriot Development Group, LLC

Ms. Carson read the applicants' request, which was to annex and rezone property on Saddle Creek Road from Houston County R-AG to City of Perry R-3, Single Family Residential District, along with staff responses. Ms. Carson further noted the applicant proposes to annex the entirety of the two parcels into the City of Perry to create a single-family residential development with a step-down density model and main boulevard (major collector) running from north to south of the development. The estimated density level is 2.46 units/acre compared to 2.35 units/acre for R-3 developments over the last 5 years (2020). Ms. Carson advised the Board of Education had been notified and Kings Chapel Elementary School which would service the subdivision is already at capacity and with the recent passing of E-SPLOST, for which funding for a new school was included, there is no timetable for construction. Ms. Carson further advised the stormwater infrastructure would be reviewed during the development process.

Chairman Mehserle opened the public hearing at 7:17pm and called for anyone in favor of the request. Mr. Brian Braun on behalf of the applicant advised this will be a master plan community consisting of a mix of lot sizes in the R-1, R-2, and R-3 zonings, as there is currently no city ordinance for variable lot sizes; a conceptual plan was provided with the application. There will be a mixture of homes, sidewalks, city water/sewer, with regard to a traffic study it would not include the city's extension of Commodore

Drive and there will be an entrance from that and will have the proper landscaping requirements. Mr. Braun further advised there will be one access point to Daisy Drive and none to Stonebridge. The proposal supports the comprehensive plan, no commercial development, and complies with Georgia zoning laws. Concerning stormwater and flooding, the applicant is well aware of and the city has a plan in action to resolve for that basin, and that resolution assists with the development of the parcels.

Chairman Mehserle called for anyone opposed.

Jody Strickland – 115 Barnstable Rd – property had been her grandfather's, and there are two farms in the area, which are still active, and development will be a burden on current infrastructure. There are already planned developments for Saddle Creek and Kings Chapel Road and there will be over 1000 homes; with this added, 399 more, increasing traffic, overcrowding schools and public safety. Wildlife is being pushed out, and the stormwater issues in Sadie Heights have not been corrected. Referenced a study by UGA on the cost of growth and local governments' unable to finance the necessary infrastructure for it. Is not opposed to growth but does not want the city to go broke because the infrastructure is not in place for it. Commodore Drive extension has not even started.

Gary Hunkins – 422 Stonegate Trail – Daisy Drive will be in an ingress/egress which is a concern, stormwater issues have to be corrected first as well as the Commodore Drive extension.

Donna Hatten – concern with so many homes and Commodore Drive extension not done.

Alyssa Andes & Adam Harry – 101 Meredith Lanye Ct – member of Sadie Heights HOA, which is opposed and the area is still dealing with the stormwater issues; will strain the current infrastructure; too many homes.

Abby Wetherington – 100 Saddlecreek Road – too many homes density is a concern and why not R-1 zoning. Runoff goes to the Lea Glen subdivision which cannot handle it.

There being no further public comment Chairman Mehserle closed the public hearing at 7:42pm.

Commissioner Wharton asked if Mr. Braun had any rebuttal to the concerns raised. Mr. Braun advised with the Commodore Drive extension, it will work with the proposal for connectivity and there will be no driveways on Commodore Drive which will be a collector street. The city hired an outside consultant ISE to remedy the stormwater concerns. Understand the concerns with the number of homes, and had conversations with the HOA for Stonebridge and the development will match that and Sadie Heights. Chairman Mehserle asked if the Stonebridge stormwater issue is being corrected; Mr. Braun advised it is, and believes the current status is relocating city utilities.

Commissioner Wharton asked Dan Davis, with ISE, to provide comment. Mr. Davis advised this basin has been studied since 2023 and since early 2024 options were presented to the city and the city elected to move forward with the most robust and when implemented will be above flood level. The project is currently in phase one which is replacing the culvert in Stonebridge. There has been extensive modeling for the entire basin and took into consideration future area development. Mr. Davis advised the model ISE created is being shared and will be reviewed for any developments' impact and nothing would be recommended that would endanger what has been corrected. Commissioner Shelton and Chairman Mehserle confirmed the model the city is working with takes into consideration future development; Mr. Davis reiterated it did. Commissioner Guidry asked why the culverts were being replaced and what will prevent a similar situation; Mr. Davis advised when originally developed the federal government did not have publicly available flood plain data, nor any historical data.

Commissioner Jefferson motioned to recommend denial of the application as submitted to Mayor & Council; Commissioner Guidry seconded; all in favor with Commissioner Wharton opposed; resulting vote 5 to 1 for recommended denial.

- C. Other Business - Mr. Duffy inquired about date of work session for November; Chairman Mehserle requested an email of proposed date for confirmation on attendance.
- D. Commission questions or comments – Commissioner Ross inquired about sidewalks for Kings Chapel/Keith Drive/Houston Lake Road; Mr. Duffy advised he will research and provide a response.
- E. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 8:12pm.

DRAFT



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STAFF REPORT

August 26, 2025

CASE NUMBER: TEXT-0165-2025

APPLICANT: Joe Duffy for The City of Perry

REQUEST: Add language to Sec 6-10.1 (J) Site development and related infrastructure, General design requirements, Fire apparatus access roads – clarifying methods of review for required secondary fire access roads. The language will apply for developments exceeding 30 dwelling units and require approval from the fire code official, under specific request circumstances, to permit a gravel road as a secondary means of fire access.

STAFF COMMENTS: The amendment is intended to prevent conflicting scenarios in which the City's desire to ensure a high standard of fire apparatus access (at least 2 entrances for developments of over 30 dwellings) can be achieved alongside routine state approval processes.

Existing local code language states that "All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets." The amendment serves to include an additional option, for a secondary safety entrance to be constructed of gravel with approval from the designated Fire code official pending any situation-specific circumstances.

The specific circumstance mitigated by the amendment would be denial of proposed fire access roadways (meeting the existing design standards for public streets) by the Georgia Department of Transportation, which may otherwise be approved as a private entrance lacking a concrete or asphalt curb cut.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

- (1) **Whether, and the extent to which the proposed amendment is consistent with the Comprehensive Plan.**

The amendment is not inconsistent with the Comprehensive Plan.

- (2) **Whether, and the extent to which the proposed amendment is consistent with the provisions of this chapter and related city regulations.**

The proposed amendment is consistent with the format of the Land Management Ordinance.

- (3) **Whether, and the extent to which there are changed conditions from the conditions prevailing at the time that the original text was adopted.**

Conflicting guidelines between the local ordinance and GDOT parameters for curb cuts prompted a review of the current language.

- (4) **Whether, and the extent to which the proposed amendment addresses a demonstrated community need.**

The proposed amendment reflects the City of Perry's ongoing commitment to providing residents excellent public safety services.

- (5) Whether, and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.**

The amendment is consistent with the purpose and intent of the zoning ordinance, in that it clarifies General design requirements for Fire apparatus access roads.

- (6) Whether, and the extent to which the proposed amendment will result in logical and orderly development pattern.**

The amendment sustains the City's desire to require at least 2 entrances for housing developments containing over 30 units, by enabling an additional level of approval by the Fire Marshal in specific instances to grant a request to allow a secondary, fire-only entrance to be of gravel construction.

- (7) Whether, and the extent to which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.**

The amendment is not anticipated to render significant environmental impacts, although gravel is a pervious material which is generally preferred from a stormwater management perspective.

- (8) Whether, and the extent to which the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).**

The amendment has no negative impact on public facilities and services.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

The proposed new clarifying language has been highlighted below for reference:

Sec. 6-10. - Site development and related infrastructure.

6-10.2. General requirements for streets and other rights-of-way..

(J) *Fire apparatus access roads.*

1. *One- and two-family residential developments.* Developments of one- and two-family dwellings where the number of dwelling units exceed thirty (30) shall provide two (2) separate and approved fire apparatus access roads. Where there are more than thirty (30) dwelling units accessed from a single fire apparatus access road and all dwelling units are equipped throughout with an approved automatic fire sprinkler system in accordance with the International Fire Code, access from two (2) directions shall not be required. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect to future development, as determined by fire code official. All fire apparatus access roads for one- and two-family residential developments shall meet City of Perry design standards for public streets. **Notwithstanding the foregoing, the fire code official may approve the use of a construction gravel road to satisfy the second means of fire apparatus access in those unique situations in which GDOT will not approve a secondary access or curb cut or when other extenuating circumstances exist due to topography challenges or other unique characteristics of a parcel. A proposed gravel road must satisfy compaction standards as deemed appropriate by the fire code official.**



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Application for Text Amendment

Contact Community Development (478) 988-2720

Application # Text 0145-
2025

Applicant Information

*Indicates Required Field

	*Applicant
*Name	Joe Duffy
*Title	Community Development Director
*Address	741 Main St
*Phone	478-235-2537
*Email	joe.duffy@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Request to add language to Land Management Ordinance Section 6-10.2 - General Requirements for streets and other rights-of-way

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. *Fees: Actual cost of required public notice.
3. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
4. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
5. *The applicant must be present at the hearings to present the application and answer questions that may arise.
6. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
7. *Signatures:

*Applicant **Joe Duffy**

*Date **8/20/2025**

Standards for Amendments to the Text of the Land Management Ordinance

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

- (1) Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.
- (2) Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.
- (3) Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.
- (4) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.
- (5) Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.
- (6) Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.
- (7) Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.
- (8) Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

STAFF REPORT

From the Department of Community Development
November 4, 2025

CASE NUMBER: SUSE-0196-2025
APPLICANT: Don Carter
REQUEST: A Special Exception to allow a multi-family residential development
LOCATION: 0 Lake Joy; Parcel No: 0P41A0 162000

REQUEST ANALYSIS: The subject property owner is requesting a special exception to construct a 197-unit, multi-family development on 31.30 AC near the corner of Houston Lake Road and Lake Joy Road.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
The parcel is in a Suburban Residential character area in the Joint 2022 Comprehensive Plan, which calls for a mix of residential uses. A Multi-family development here would complement the nearby existing single-family townhomes and multi-family residential uses in the vicinity.
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
There will be an impact on the Lake Joy intersection and the traffic light at Houston Lake Road. A traffic study is required for the development to proceed and will be reviewed by the City, County, and GDOT. Appropriate measures to mitigate traffic concerns will be taken once the study is complete.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*
The proposed use is not expected to operate in a manner that is unlike any other neighborhood and should not negatively impact surrounding properties or landowners.
4. *Will parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?*
There are no expected adverse effects with regard to noise, light, glare, smoke, or odor. The developer will be required to maintain a significant landscape buffer between this parcel and any single-family residential parcel that is adjacent to it.
5. *Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?*
The proposed use will complement existing and proposed uses on the corner of Lake Joy Rd and Houston Lake Road. It will create a walkable area, where residents will have access to a major grocery retailers and other uses within a 5 – 10 minute walk.

6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size for the proposed development. Any determinations relative to density are subject to review during the permitting process and will be addressed at that time. There is no expected future growth for this proposed use.

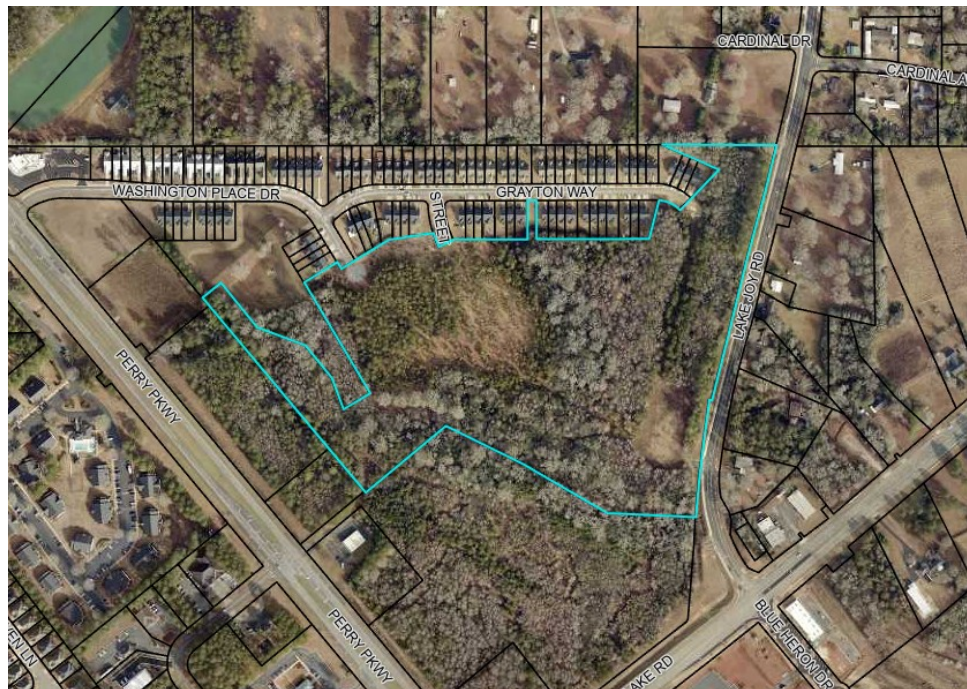
7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

Utilities are available and city services are already provided to the parcel. Any perceived burden on streets will be addressed during the traffic study. Schools are not expected to be negatively affected by this development.

Staff Recommendation:

Approval with the following condition(s):

1. Traffic study must be completed to determine the impact of and appropriate mitigative measures for the development.

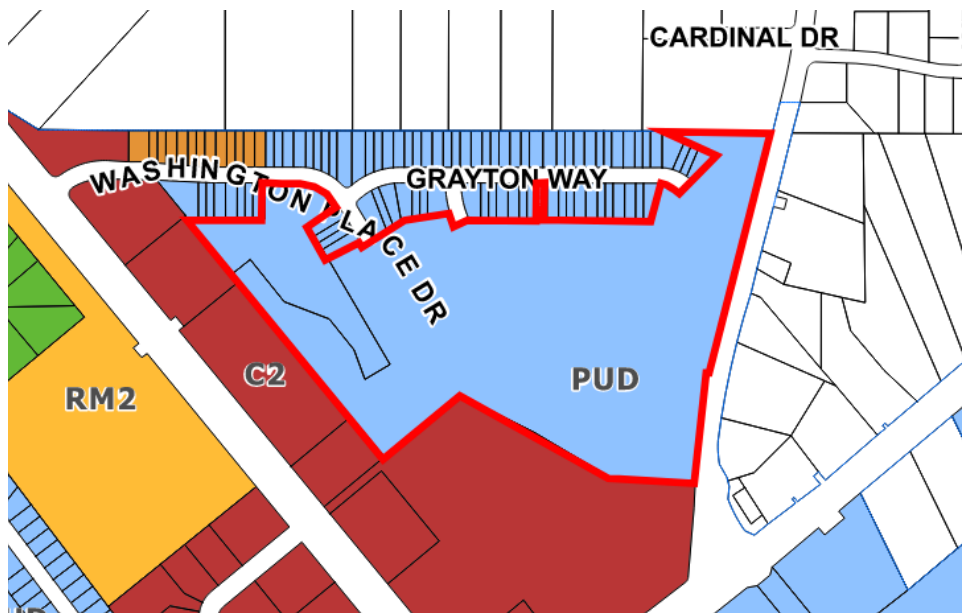


SUSE-0196-2025

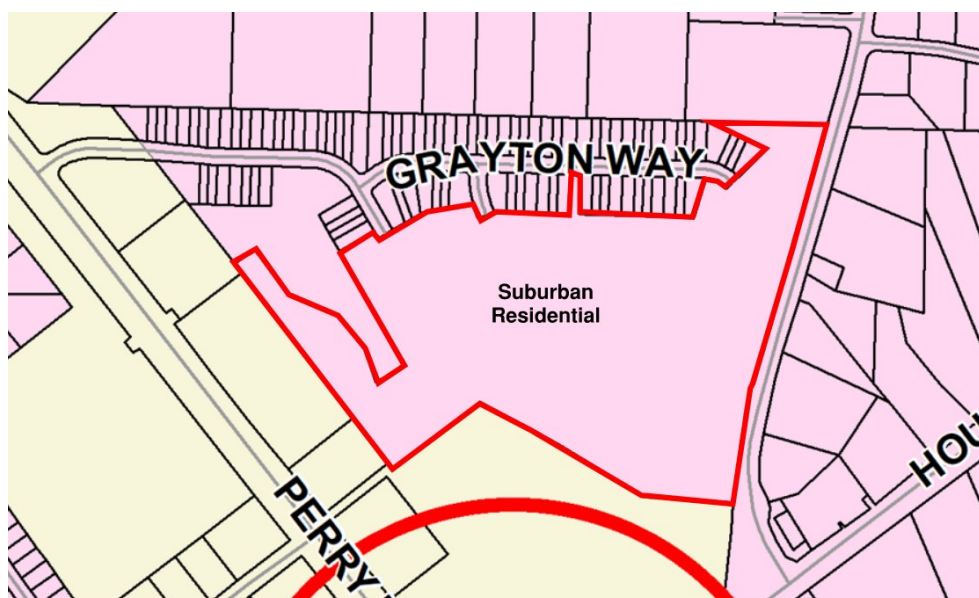
0 Lake Joy Road

Special exception to allow
a multi-family residential
development

Aerial



Zoning



Character Area



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Application # SUSE 0196-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Don Carter, P.E.	Clint Ward
*Title	Principal	Principal
*Address	6310 Peake Road, Suite 200, Macon, GA 31210	5402 New Forsyth Road, Macon, GA 31210
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address On Lake Joy Road near the northwest corner of the Houston Lake Road and Lake Joy Road Intersection	
*Tax Map Number(s) 0P41A0 162000	*Zoning Designation PUD

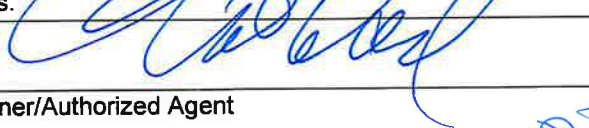

Request

***Please describe the proposed use:**

Applicant request a special exception of 31.30 acres located off Lake Joy Road that is currently zoned PUD to allow multifamily use. The proposed multifamily development features a diverse mix of three distinct building types: one-story flats, two-story townhomes, and three-story apartment buildings. Together, these complementary building forms create a visually appealing and well-integrated residential community.

Instructions

1. The application and ***\$325.00** fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
2. ***The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards).** See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
3. ***For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.**
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
6. ***The applicant must be present at the hearings to present the application and answer questions that may arise.**
7. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. ***Signatures:**

*Applicant		*Date 10/2/2025
*Property Owner/Authorized Agent		*Date 10/2/2025

Standards for Granting a Special Exception

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

Project Narrative – New Multifamily Community at Lake Joy Road

Applicant request a special exception to allow a multifamily development on 31.30 acres located off Lake Joy Road. The property is currently zoned PUD.

The proposed multifamily development features a diverse mix of three distinct building types: one-story flats, two-story townhomes, and three-story apartment buildings. Together, these complementary building forms create a visually appealing and well-integrated residential community.

Set within the welcoming city of Perry, Georgia, this new multi-family development combines the timeless charm of Southern cottage architecture with the vibrancy of a thoughtfully planned neighborhood. Known as the “Crossroads of Georgia,” Perry has long been celebrated for its friendly atmosphere, tree-lined streets, and reputation as a community where neighbors still know each other by name. This new development embraces those qualities, offering residents not just a home, but a lifestyle rooted in connection and comfort.

The community features a variety of residences to meet the needs of modern living while honoring the warmth of traditional Southern design. Single-story duplex and quadplex cottages line pedestrian-friendly streets, evoking the feel of a close-knit neighborhood, while three-story buildings add variety and convenience with stylish apartment living. Each home reflects classic cottage details—pitched roofs, wide porches, and tasteful landscaping—while inside, open layouts, natural light, and refined finishes provide an upscale living experience.

At the heart of the neighborhood is the community clubhouse, a true centerpiece designed to bring people together. Inside, a state-of-the-art fitness center offers residents the latest equipment in a bright, modern space. Outside, a resort-style pool and lounge area serve as a private retreat, perfect for relaxing on warm Georgia afternoons or gathering with neighbors on weekends.

Woven throughout the community are pocket parks, tree-lined sidewalks, and landscaped courtyards that encourage walking, conversation, and connection—mirroring the friendly character of Perry itself. Just minutes from Perry’s historic downtown, residents will enjoy easy access to local shops, restaurants, and community events, including the city’s renowned Georgia National Fairgrounds & Agricenter.

More than a neighborhood, this community is a modern expression of what makes Perry special: a place where charm meets convenience, where upscale living meets Southern hospitality, and where every resident can feel truly at home.

Development Area (31.30 Acres - Parcels 0P41A0 162000)

Proposed Use: 197-unit multifamily residential community.

The development will feature a mix of three building types: 19 one-story cottages, 10 two-story cottages, and 168 units within seven three-story apartment buildings. The community is designed to offer a variety of housing options while maintaining a cohesive and aesthetically appealing architectural style.

Amenities will include a clubhouse, swimming pool, mail kiosk, enclosed dumpster area, car wash and maintenance station, level lawn area, dog park, and playground. The building exteriors will feature a mix of complementary materials and architectural detailing to enhance the visual character of the development. All buildings will be designed in compliance with applicable building codes and fire safety standards.

Landscaping

The Landscaping Plan will incorporate trees, groundcovers, grassing, and foundation plantings throughout the development.

Lighting

Lighting will include LED street and parking lot lights for security and safety. Building mounted accent lighting will be provided on the buildings. Lighting will be directed downward and away from adjacent properties and streets.

Stormwater Management

The stormwater management design will provide stormwater equality treatment and attenuate stormwater flow rates to pre development conditions. The stormwater ponds will be maintained by the development owner.

Utilities

The development will be served by existing public water and sewage services located adjacent to the properties. These lines and mains will be extended as necessary to serve the developments. The water/fire protection system will connect to the existing City water main, and the project will be served with a master meter. The water lines and sewer lines within the development will be privately maintained by the development owner.

Project Signage

Project signage is anticipated to include a monument sign identifying the overall development and directional signage throughout the property.

Parking

The development will include conveniently located parking for each building, including the clubhouse. A minimum ratio of 1.5 spaces per unit will be provided, along with additional parking for the clubhouse.

Special Exception Criteria Responses – Multifamily Residential in PUD Zoning

1. Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property:

The proposed multifamily development is consistent with the City of Perry's goals which encourages diverse housing options to support a growing and economically diverse population. The project contributes to the city's goals for quality residential development, walkable neighborhoods, and community-oriented design. The integration of traditional Southern architectural elements and modern amenities aligns with Perry's vision for managed growth that enhances community character and livability.

2. Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity:

The proposed development has been designed with internal street networks and pedestrian pathways that promote safe circulation and connectivity. Primary access points are planned to minimize traffic impacts on adjacent roadways. Additionally, the location—within minutes of downtown Perry—provides convenient access to major thoroughfares, reducing the need for excessive local traffic buildup. Sidewalks, landscaped buffers, and traffic-calming measures will enhance pedestrian safety both within and around the site.

3. Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity:

As a residential community, the use is compatible with surrounding residential and mixed-use properties. Activities will occur primarily during standard daytime and evening hours, typical of residential neighborhoods. Community amenities such as the clubhouse, pool, and fitness center are for resident use only and will operate within reasonable hours to maintain neighborhood peace and quiet. There are no anticipated nuisances from operations.

4. Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor:

Parking areas are distributed throughout the site and buffered with landscaping to reduce visual impact. Refuse collection areas will be screened and located away from neighboring

properties, minimizing potential for odor or noise. Outdoor lighting will be designed with full cutoff fixtures to prevent light spillover, ensuring that nearby properties are not adversely affected. No industrial-level noise, smoke, or glare is anticipated from any site operations.

5. Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties:

The community includes a mix of one-story duplexes and quadplexes alongside three-story apartment buildings, providing a thoughtful transition in scale. This diversity in building height respects the surrounding context, with lower-profile structures along the perimeter and taller buildings strategically placed internally. The architectural style, setbacks, and landscaping ensure visual compatibility with nearby residential and mixed-use properties.

6. Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use:

Yes, the parcel is of sufficient size to support the proposed multifamily development and any reasonable future growth. The original "Washington Place Planned Unit Development - #14" established that the overall residential density would not exceed 13.0 dwelling units per acre. This proposal includes a thoughtfully designed mix of housing types and amenities at a proposed density of 7.16 units per acre, well below the approved maximum. The development comfortably accommodates all required elements, including residences, parking, internal streets, green space, and community facilities, while preserving flexibility for long-term community viability and design cohesion.

7. Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools:

Preliminary studies indicate that the project will not create an excessive burden on public infrastructure. Utility connections, stormwater systems, and road improvements will be constructed in accordance with city standards. The developer will coordinate with the City of Perry and relevant agencies to ensure adequate capacity and service. While the addition of new residents will modestly impact local schools and services, these impacts are typical of residential growth and consistent with the city's long-term planning projections.

Photos of Recent Three-Story Multifamily Buildings Completed by This Team





Proposed Renderings



Proposed Renderings



Entrance Into Longbridge

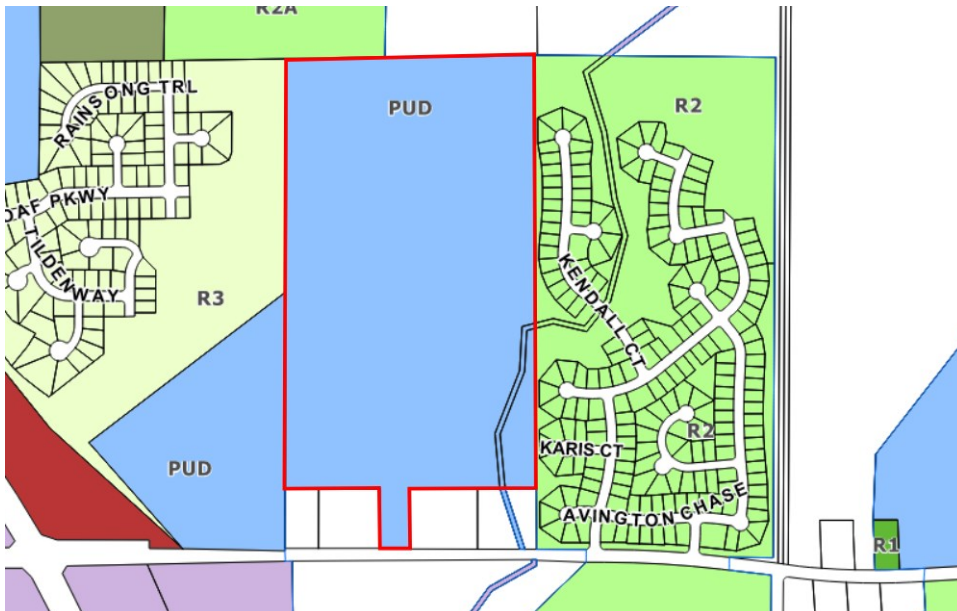


Remaining PowerPoint on file at
Community Development office.

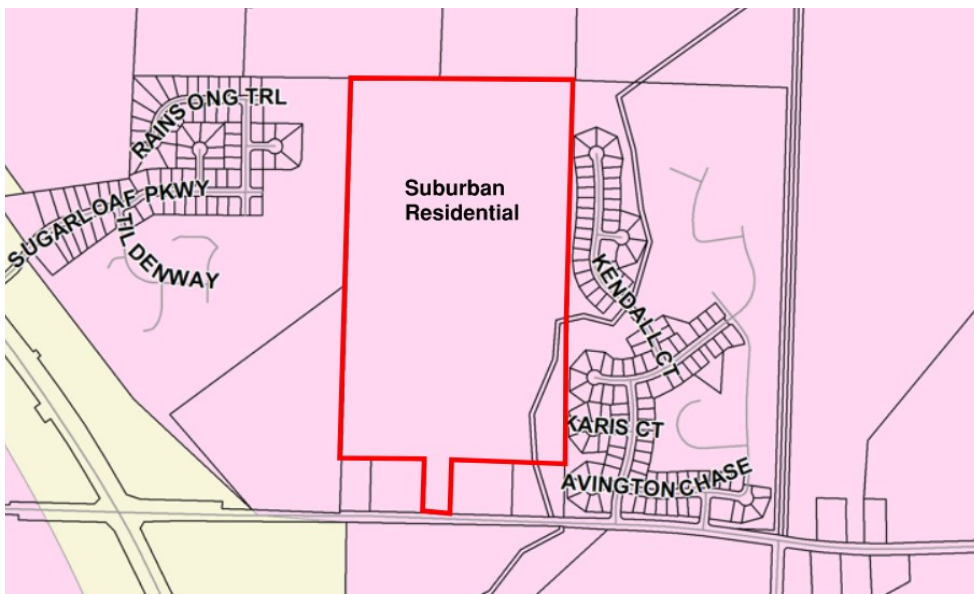


PLAT-0211-2025
 0 Kings Chapel Rd
 Preliminary PLAT for the
 Kings Landing Subdivision

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

December 2, 2025

CASE NUMBER: PLAT-0211-2025
APPLICANT: CCRR Development, LLC
REQUEST: Preliminary Plat – King’s Landing
LOCATION: V/L Kings Chapel Road; Tax Map No.: 0P0490 044000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-2A, Single-Family Residential and Unincorporated Houston County	Undeveloped
South	Unincorporated Houston County	Residence
East	R-2, Single-Family Residential	Single-Family Residential
West	R-3, Single-Family Residential and PUD	Single-Family Residential and Undeveloped

SPECIFICATIONS (per submitted plat):

1. Zoning of property: PUD (Innsbrook Place Subdivision, accepted and adopted 2007)
2. Use: Single-family detached residential subdivision
3. Number of Lots: 246 total lots
4. Stormwater Management Areas: Unlabeled
5. Overall Density: 2.72 units / acre (246 units / 90.48 total acres, rounded staff calculation)
6. Street rights of way: 60'
7. Minimum Lot Area: Unlabeled
8. Minimum Lot Width: Unlabeled
9. Setbacks: Front: 25'; Rear: 25'; Side Building: 5'

STAFF COMMENTS: The applicant is requesting approval of a 246-lot subdivision on Kings Chapel Road, following a previous submittal which requested 346 lots. The plat submittal is located on 90.48 acres of vacant land, previously annexed into the City of Perry as the Innsbrook Place Subdivision in 2007 and is zoned such under a previously accepted Planned Unit Development (PUD) regulating plan, the portion of which was originally labeled as Tract “CM.”

Records indicate the following requirements from the 2007 adopted PUD plan currently apply for this parcel:

- R-1 Single-Family Residential District use regulations apply
- Street Right of Way widths – 50 feet
- Minimum Lot Size – 5,000 square feet
- Minimum Lot Width – 50 feet minimum
- Minimum Lot Coverage – 40%
- Setbacks:
 - Front – 25'
 - Rear – 25'
 - Sides – 5'
 - Exterior Side – 25'
- All other development shall be consistent with the R-3, Single-Family Residential District standards

- Number of lots – 246
- Density – 2.72 units per acre

In comparing the proposed concept plan to the existing PUD regulating plan, and PUD regulating plan requirements listed in [Land Management Ordinance code Section 2-3.3\(D\)](#), Staff identify the following base discrepancies:

- Unconfirmed minimum lot size
- Unconfirmed minimum lot coverage

Additional details staff would like to confirm, based on the current Land Management Ordinance include the following requested of PUD districts:

- Open space calculations
- Pedestrian facilities
- Preliminary landscaping plan
- Locations of pocket parks (guidelines identified in code [Section 6-10.14](#))
- Architectural standards
- Stormwater management areas
- Traffic management and calming strategies

Per code Section 2-3.3(C, letter d) – Traffic impact studies are required for new projects exceeding 10 acres.

STAFF RECOMMENDATION: Staff appreciate the applicant's effort to pursue compliance with the existing PUD regulating plan by comparison to the previously received application specifically the number of lots. Unclear elements remain based on current ordinance requirements and changing market conditions since 2007, and evolving community concerns. Staff recommend approval of the plat with the following conditions, to be provided prior to issuance of site development permits:

1. Confirmation of minimum lot size
2. Confirmation of minimum lot coverage
3. Confirmation of open space calculations
4. Confirmation of pedestrian facility locations
5. Provision of a preliminary landscaping plan
6. Confirmation of pocket park locations
7. Provision of acceptable architectural standards
8. Addition of a second entry sign located at the Kings Chapel Rd entrance
9. Confirmation of stormwater management area locations
10. Receipt of a traffic impact study



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Application # PLAT 0211-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	CCRR Development, LLC	Lyman Pricket Jr
*Title		
*Address	150G Langston Rd, Perry, GA	1300 GA HWY 247, S Kathleen, GA 31047
*Phone	[REDACTED]	[REDACTED]
	[REDACTED]@ [REDACTED]	

Property Information

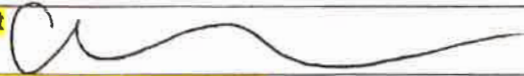

*Street Address	Kings Chapel Rd Perry, GA
*Tax Map #(s)	0P0490 044000
*Zoning Designation	PUD
*# Original Lots	1
*Total Acreage	90.48
*# Proposed Lots	246
*Total Acreage	88.48

Instructions

1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
 - C. Major Subdivision, Final Plat: \$72.00 per plat
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

7. Signatures:

*Applicant		*Date	11/3/25
*Property Owner/Authorized Agent		*Date	11-3-25

Revised 7/1/25



PLAT-0213-2025
0 Cambridge Rd
Preliminary Plat for
Cambridge Place Subdivision

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

December 3, 2025

CASE NUMBER: PLAT-0213-2025
APPLICANT: Patriot Development Group, LLC
REQUEST: Preliminary Plat – Cambridge Place Subdivision
LOCATION: 1380 Cambridge Dr; Tax Map No.: 0P43AA 006000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-1, Single-Family Residential	Single-Family Residential
South	R-1, Single-Family Residential	Single-Family Residential
East	R-1, Single-Family Residential	Single-Family Residential
West	R-1, Single-Family Residential	Single-Family Residential

SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-1
2. Use: Single-family detached residential subdivision
3. Number of Lots: 38 total lots
4. Conservation Areas: 10.2 acres
5. Overall Density: 2.13 units / acre (38 units / 17.76 acres, staff calculation)
6. Street rights of way: 50'
7. Setbacks: Front: 25'; Rear: 20'; Side Building: 8'

STAFF COMMENTS: The applicant is requesting approval of a 38-lot subdivision on a new Cambridge Road, located at 1380 Cambridge Drive. The plat submittal is located on 17.76 acres of vacant land.

A compliant 0.26 acre pocket park is labeled near the northern entry point in accordance with code [Section 6-10.14](#).

STAFF RECOMMENDATION: Staff recommend approval of the application as presented.



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Application # PLAT 0213-2025

Application for Subdivision
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Patriot Development Group, LLC	WGS LLC
*Title	Dylan Wingate	
*Address	817 GA 247-Hwy, Unit 10, Kathleen, GA 31047	9008 HWY 16 Senoia, GA 30276
*Phone		

Property Information

*Street Address	1380 Cambridge Dr	
*Tax Map #(s)	0P43AA 006000	*Zoning Designation R-1
*# Original Lots	0	*Total Acreage 17.76
*# Proposed Lots	38	*Total Acreage 17.76

Instructions

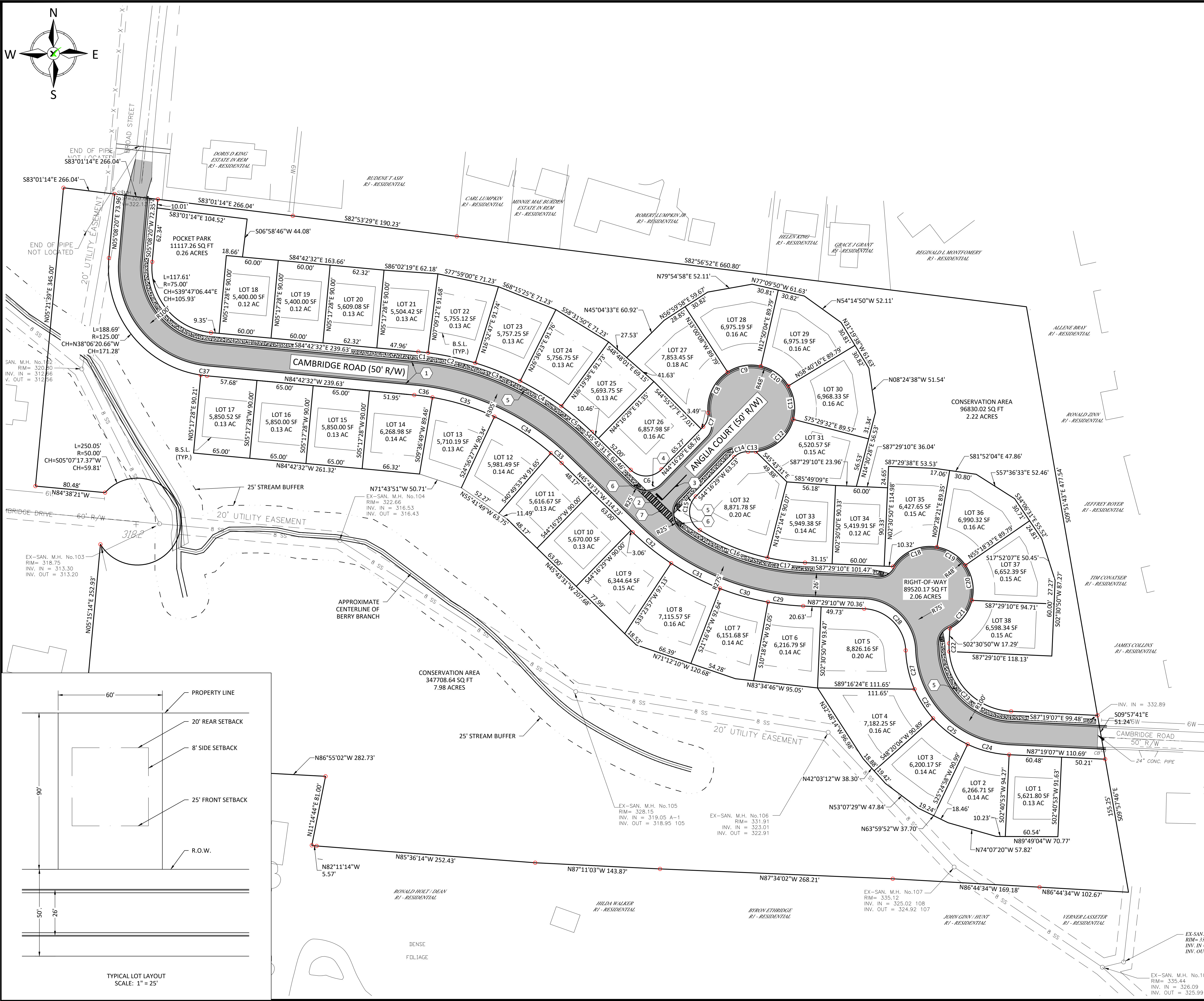
1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$94.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$172.00
 - C. Major Subdivision, Final Plat: \$70.00 per plat
4. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
5. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. Please verify all required information is reflected on the plan(s).

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

7. Signatures:

*Applicant		*Date	10/29/2025
*Property Owner/Authorized Agent		*Date	10/29/2025

Revised 7/1/24



SITE DATA TABLE			
PROJECT ADDRESS		1380 CAMBRIDGE DRIVE, PERRY, GEORGIA 31069	
PARCEL NUMBER		OP43AA 006000 (±18.04 ACRES ACRES)	
ZONING		R-1	
PROJECT AREA		18.04 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	N/A
SIDE	8'	SIDE	N/A
REAR	20'	REAR	N/A

- PRELIMINARY PLAT NOTES:
- THIS IS A PRELIMINARY PLAT TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAT.
 - ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOCAL MUNICIPALITY, AND THERE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLATTED EASEMENTS.
 - ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
 - TOTAL WIDTH OF STREETS INCLUDES LANE WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO USE 24" CONCRETE CURB AND GUTTER ("ROLLED CURB" TYPE).
 - THE BOUNDARY SURVEY WAS PROVIDED BY MCLEOD SURVEYING, LLC. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
 - THE PROPOSED DEVELOPMENT IS LOCATED AT 1380 CAMBRIDGE DRIVE, PERRY, GEORGIA 31069. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST FOOT ZONE. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).
 - WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.
 - STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 200 FEET OF THE PROJECT AREA.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP PANEL 13153C0154E FOR CITY OF PERRY, GEORGIA, WITH AN EFFECTIVE DATE OF 09/28/2007. FLOOD ZONE "X" DENOTES AREA OF MINIMAL FLOOD HAZARD.

HATCH LEGEND:	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK

- KEY NOTES:
- 1 24" CURB & GUTTER (±3,426 L.F.)
 - 2 24" WHITE STOP BAR
 - 3 5" DOUBLE YELLOW CENTER LINE STRIPING
 - 4 30" STOP SIGN (R1-1) & STREET NAME SIGN
 - 5 5' SIDEWALK
 - 6 ADA HANDICAP RAMP
 - 7 8' WIDE CROSSWALK STRIPING

LEGEND	
	B.S.L. BUILDING SETBACK LINE

AXIS
ENGINEERING CONSULTANTS
LEESBURG • VALDOSTA • WARNER ROBINS

GEORGIA
★
AXIS ENGINEERING CONSULTANTS
PEFO09117
06/30/2026
★
CERTIFICATE OF AUTHORIZATION

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

GEORGIA
REGISTERED
★
No. PE032671
PROFESSIONAL
10/31/2025
★
ENGINEER
BRYAN HILL BRYAN

PRELIMINARY PLAT

CAMBRIDGE PLACE SUBDIVISION

PERRY, HOUSTON COUNTY, GEORGIA

PATRIOT DEVELOPMENT GROUP

PROJECT NO. 25-25173
DATE: 10/31/2025
DRAWN BY: BJM
CHECK BY: BHB

SCALE: 50' 25' 0' 50'
GRAPHIC SCALE 1" = 50'

SHEET NO. 1

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
12	5981.49 S.F.	311.92	90.34 77.66 91.65 52.27	N24°56'27"E S57°06'50"E S40°49'53"W N55°41'49"W
16	5850.00 S.F.	310.00	90.00 65.00 90.00 65.00	N05°17'28"E S84°42'32"E S05°17'28"W N84°42'32"W
15	5850.00 S.F.	310.00	90.00 65.00 90.00 65.00	N05°17'28"E S84°42'32"E S05°17'28"W N84°42'32"W
14	6268.98 S.F.	318.85	66.32 90.00 45.00 6.95 21.12 89.46	N84°42'32"W N05°17'28"E S84°42'32"E S84°42'32"E S82°32'52"E S09°36'49"W
20	5609.08 S.F.	304.65	62.32 90.00 62.32 90.00	N84°42'32"W N05°17'28"E S84°42'32"E S05°17'28"W
34	5419.91 S.F.	300.66	60.00 90.33 23.96 36.04 90.33	N87°29'10"W N02°30'50"E S87°29'10"E S87°29'10"E S02°30'50"W
21	5504.42 S.F.	303.05	11.23 47.96 90.00 62.18 91.68	N83°44'04"W N84°42'32"W N05°17'28"E S86°02'19"E S07°09'12"W
35	6427.65 S.F.	343.67	17.06 89.35 58.43 10.32 90.33 24.65 53.53	S81°52'04"E S09°28'21"W S65°59'36"W N87°29'10"W N02°30'50"E N02°30'50"E S87°29'38"E
22	5755.12 S.F.	310.40	55.75 91.68 71.23 91.74	N77°55'13"W N07°09'12"E S77°59'00"E S16°52'47"W
36	6990.32 S.F.	333.11	30.71 89.79 40.00 89.35 30.80 52.46	S34°06'31"E S55°18'33"W N57°36'33"W N09°28'21"E S81°52'04"E S57°36'33"E
23	5757.25 S.F.	310.47	55.74 91.74 71.23 91.76	N68°14'31"W N16°52'47"E S68°15'25"E S26°36'23"W
37	6652.39 S.F.	329.50	27.27 94.71 42.47 89.79 24.81 50.45	S02°30'50"W N87°29'10"W N10°21'18"W N55°18'33"E S34°06'31"E S17°52'07"E
24	5756.75 S.F.	310.46	55.74 91.76 71.23 91.73	N58°33'50"W N26°36'23"E S58°31'50"E S36°19'58"W
27	7853.45 S.F.	373.87	54.73 17.45 3.49 77.01 41.63 60.92 28.85 89.79	S25°38'20"W S19°16'38"W S44°16'29"W N44°55'27"W N48°48'01"W N45°04'33"E N56°59'58"E S33°00'08"E
25	5693.75 S.F.	308.76	10.46 46.07 91.73 27.53 41.63 91.35	N45°43'31"W N49°43'30"W N36°19'58"E S48°48'01"E S48°48'01"E S44°16'29"W
18	5400.00 S.F.	300.00	90.00 60.00 90.00 18.66 41.34	S05°17'28"W N84°42'32"W N05°17'28"E S84°42'32"E S84°42'32"E
26	6857.98 S.F.	324.89	65.27 39.27 52.00 91.35 77.01	S44°16'29"W S89°16'29"W N45°43'31"W N44°16'29"E S44°55'27"E
19	5400.00 S.F.	300.00	60.00 90.00 60.00 90.00	N84°42'32"W N05°17'28"E S84°42'32"E S05°17'28"W
33	5949.38 S.F.	311.46	31.15 43.73 90.07 56.18 90.33	N87°29'10"W N82°28'28"W N14°22'14"E S85°49'09"E S02°30'50"W
7	6151.68 S.F.	317.46	92.64 57.42 92.05 21.05 54.28	N21°16'42"E S74°12'18"E S10°18'42"W N83°34'46"W N71°12'10"W


Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
6	6216.79 S.F.	320.98	73.99 92.05 40.83 20.63 93.47	N83°34'46"W N10°18'42"E S83°35'14"E S87°29'10"E S02°30'50"W
5	8826.16 S.F.	375.24	93.47 49.73 74.42 45.97 111.65	N02°30'50"E S87°29'10"E S44°50'49"E S12°44'39"E N89°16'24"W
3	6200.17 S.F.	318.39	90.89 50.00 90.99 19.24 47.84 19.42	N48°20'04"E S53°07'29"E S25°24'58"W N63°59'52"W N53°07'29"W N42°03'12"W
2	6266.71 S.F.	321.38	49.60 94.27 10.23 57.82 18.46 90.99	S75°57'05"E S02°40'53"W N89°49'04"W N74°07'20"W N63°59'52"W N25°24'58"E
17	5850.52 S.F.	310.22	90.21 7.33 40.19 17.49 90.00 65.00	N05°17'28"E S83°01'47"E S84°42'32"E S84°42'32"E S05°17'28"W N84°42'32"W
1	5621.80 S.F.	306.92	60.48 91.63 60.54 94.27	S87°19'07"E S02°40'53"W N89°49'04"W N02°40'53"E
32	8871.78 S.F.	359.10	84.48 44.67 63.53 17.45 9.02 49.88 90.07	N67°46'58"W N06°54'51"W N44°16'29"E N69°16'19"E N89°06'15"E S45°43'31"E S14°22'14"W
30	6968.33 S.F.	333.06	40.00 89.79 30.82 51.54 31.34 89.57	N08°24'38"W N58°40'16"E S31°19'38"E S08°24'38"E S14°30'28"W N75°29'32"W
29	6975.19 S.F.	333.33	40.00 89.79 30.82 52.11 30.81 89.79	N54°14'50"W N12°50'04"E S77°09'50"E S54°14'50"E S31°19'38"E S58°40'16"W
28	6975.19 S.F.	333.33	40.00 89.79 30.82 52.11 30.81 89.79	S79°54'58"W N33°00'08"W N56°59'58"E N79°54'58"E S77°09'50"E S12°50'04"W
31	6520.57 S.F.	336.71	60.59 89.57 56.53 23.96 56.18 49.88	N49°13'24"E S75°29'32"E S14°30'28"W N87°29'10"W N85°49'09"W N45°43'31"W
4	7182.25 S.F.	358.50	111.65 40.11 90.89 18.88 96.98	S89°16'24"E S32°28'23"E S48°20'04"W N42°03'12"W N32°48'14"W
38	6598.34 S.F.	341.85	60.00 118.13 9.37 17.29 42.35 94.71	S02°30'50"W N87°29'10"W N01°03'54"W N02°30'50"E N38°14'51"E S87°29'10"E
8	7115.57 S.F.	338.16	97.13 63.46 92.64 66.39 18.53	N33°23'57"E S62°39'40"E S21°16'42"W N71°12'10"W N45°43'31"W
9	6344.64 S.F.	325.12	90.00 3.06 56.94 97.13 77.99	N44°16'29"E S45°43'31"E S51°09'47"E S33°23'57"W N45°43'31"W
10	5670.00 S.F.	306.00	90.00 63.00 90.00 63.00	N44°16'29"E S45°43'31"E S44°16'29"W N45°43'31"W
11	5616.67 S.F.	306.31	91.65 16.83 48.17 90.00 48.17 11.49	N40°49'53"E S47°26'49"E S45°43'31"E S44°16'29"W N45°43'31"W N55°41'49"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	11.23'	330.00'	S83°44'04"E	11.23'
C2	55.75'	330.00'	S77°55'13"E	55.68'
C3	55.74'	330.00'	S68°14'31"E	55.67'
C4	55.74'	330.00'	S58°33'50"E	55.68'
C5	46.07'	330.00'	S49°43'30"E	46.04'
C6	39.27'	25.00'	N89°16'29"E	35.36'
C7	17.45'	20.00'	N19°16'38"E	16.90'
C8	54.73'	50.00'	N25°38'20"E	52.04'
C9	40.00'	50.00'	N79°54'58"E	38.94'
C10	40.00'	50.00'	S54°14'50"E	38.94'
C11	40.00'	50.00'	S08°24'38"E	38.94'
C12	60.59'	50.00'	S49°13'24"W	56.95'
C13	9.02'	50.00'	S89°06'15"W	9.00'
C14	17.45'	20.00'	N69°16'19"E	16.90'
C15	44.67'	25.00'	S06°54'51"E	38.96'
C16	84.48'	250.00'	S67°46'58"E	84.07'
C17	43.73'	250.00'	S82°28'28"E	43.68'
C18	58.43'	50.00'	N65°59'36"E	55.16'
C19	40.00'	50.00'	S57°36'33"E	38.94'
C20	42.47'	50.00'	S10°21'18"E	41.21'


Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C21	42.35'	50.00'	S38°14'51"W	41.10'
C22	9.37'	75.00'	S01°03'54"E	9.36'
C23	108.22'	75.00'	S45°58'53"E	99.07'
C24	49.60'	125.00'	N75°57'05"W	49.27'
C25	50.00'	125.00'	N53°07'29"W	49.67'
C26	40.11'	125.00'	N32°28'23"W	39.94'
C27	45.97'	125.00'	N12°44'39"W	45.72'
C28	74.42'	50.00'	N44°50'49"W	67.74'
C29	40.83'	300.00'	N83°35'14"W	40.80'
C30	57.42'	300.00'	N74°12'18"W	57.33'
C31	63.46'	300.00'	N62°39'40"W	63.35'
C32	56.94'	300.00'	N51°09'47"W	56.86'
C33	16.83'	280.00'	N47°26'49"W	16.82'
C34	77.66'	280.00'	N57°06'50"W	77.41'
C35	74.90'	280.00'	N72°43'22"W	74.68'
C36	21.12'	280.00'	S82°32'52"E	21.12'
C37	7.33'	125.00'	S83°01'47"E	7.33'

SITE DATA TABLE			
PROJECT ADDRESS		1380 CAMBRIDGE DRIVE, PERRY, GEORGIA 31069	
PARCEL NUMBER		OP43AA 006000 (±18.04 ACRES ACRES)	
ZONING		PUD	
PROJECT AREA		18.04 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	XX'	FRONT	XX'
SIDE	XX'	SIDE	XX'
REAR	XX'	REAR	XX'


- PRELIMINARY PLAT NOTES:
- THIS IS A PRELIMINARY PLAT TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAT.
 - ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOCAL MUNICIPALITY, AND THERE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLATTED EASEMENTS.
 - ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
 - TOTAL WIDTH OF STREETS INCLUDES LANE WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO USE 24" CONCRETE CURB AND GUTTER ("ROLLED CURB" TYPE).
 - THE BOUNDARY SURVEY WAS PROVIDED BY MCLEOD SURVEYING, LLC. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
 - THE PROPOSED DEVELOPMENT IS LOCATED AT 1380 CAMBRIDGE DRIVE, PERRY, GEORGIA 31069. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST FOOT ZONE. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).
 - WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.
 - STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 200 FEET OF THE PROJECT AREA.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP PANEL 13153C0154E FOR CITY OF PERRY, GEORGIA, WITH AN EFFECTIVE DATE OF 09/28/2007. FLOOD ZONE "X" DENOTES AREA OF MINIMAL FLOOD HAZARD.



LEESBURG ★ VALDOSTA ★ WARNER ROBINS



REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-



PRELIMINARY PLAT

CAMBRIDGE PLACE SUBDIVISION

PERRY, HOUSTON COUNTY,
GEORGIA

PATRIOT DEVELOPMENT
GROUP

PROJECT NO. 25-25173
DATE: 10/31/2025
DRAWN BY: BJM
CHECK BY: BHB

SCALE: 50' 25' 0' 50'
GRAPHIC SCALE 1" = 50'

SHEET NO. 2

Z:\Shared\AEC\Projects\2025\25-25173 PDG - Cambridge Place Subd Perry, GA\DWG\25-25173C_B01.dwg - 10/31/2025 9:26 AM