Where Georgia comes together.

Application # PLAT 0140-2026
PC Mtg 11.09.26

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Rob Ballard	Placemaker, LLC
*Title	President	Manager
*Address	P. O. Box 27960 GA, Macon GA 31221	P. O. Box 27960 GA, Macon GA 31221
*Phone		
*Email		

Property Information

*Street Address	2330 Hwy 127, Perry, GA 31069		
*Tax Map #(s)	0P0490 034000	*Zoning Designation	C2
*# Original Lots	0	*Total Acreage	20.26
*# Proposed Lots	47	*Total Acreage	20.26

Instructions

1. Please refer to Sections 2-3.13 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 Sept. 29, 2026
*Property Owner/Authorized Agent Raymond O. Ballard, Jr. (Rob)	*Date

Revised 3/27/26

Saunders Engineering Consultants, Inc.

September 28, 2026

SEC Project # 1362

Canoe at Houston Lake
(Revised Preliminary Plat)

The Preliminary Plat for Canoe at Houston Lake was originally approved by the Perry Planning Commission on April 11, 2022. However, due to the unavailability of sanitary sewer from the City, the developer decided to delay implementing the project. Since the Certificate of Preliminary Approval expired on April 11, 2023, we are re-applying for approval of the revised preliminary plat.

104C Gunn Road • Centerville, Georgia 31028 • Phone (478) 953-1228 • Fax (478) 953-1248 • Website: www.saunderseng.com



LAND LOT/DISTRICT

LAND LOT 171
10TH DISTRICT
HOUSTON COUNTY, GA

SITE DATA

ZONING: C2
TOTAL AREA IN CITY OF PERRY = 20.26AC
43 LOTS (3 STORY = 6 UNITS)

SITE REQUIREMENTS

MINIMUM WIDTH AT BUILDING LINE = 60 FT.
SETBACK ALONG STATE ROUTE 127= 35'
MINIMUM FRONT YARD SETBACK = 25'
MINIMUM SIDE YARD SETBACK = 8'
MINIMUM REAR YARD SETBACK = 25 FT.

FLOOD ZONE INFORMATION

PER FEMA FLOOD MAP, PANEL 1 OF 1
NO PORTION OF THIS PROJECT LIES WITHIN ZONE X
PANEL NUMBER: 13153C0095E
EFFECTIVE DATE SEPTEMBER 28,2007

GEORGIA 811
Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

Owner:

PLACEMAKER, LLC
ROB BALLARD
P. O. BOX 7622
MACON, GA 31209
(478) 955-5462

ENGINEER/SURVEYOR:

SAUNDERS ENGINEERING CONSULTANTS, INC.
104-C GUNN ROAD
CENTERVILLE, GA 31028
(478) 953-1228

NOT FOR RECORDING
PRELIMINARY PLAT

Saunders Engineering Consultants, Inc.
104-C Gunn Road, Centerville, GA 31028
(478) 953-1228 (478) 953-1248 Fax

SCALE

100 0 100 200 300
Graphic Scale in Feet

DATE	REVISIONS	DATE	REVISIONS

GEORGIA REGISTERED No 24204 PROFESSIONAL ENGINEER RICHARD B. SAUNDERS

GSWCC LEVEL II CERTIFICATION NUMBER 0000000156

CANOE AT HOUSTON LAKE

CITY OF PERRY, GEORGIA
PLACEMAKER, LLC
P.O. BOX 7622
MACON, GA 31209
SAUNDERS ENGINEERING CONSULTANTS, INC.
CIVIL/TRANSPORTATION CONSULTING ENGINEERS

DRAWN BY:	DRAWING NO:
DATE: SEPT. 2026	SCALE: AS SHOWN
JOB NO: 1362	SHEET NO:

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