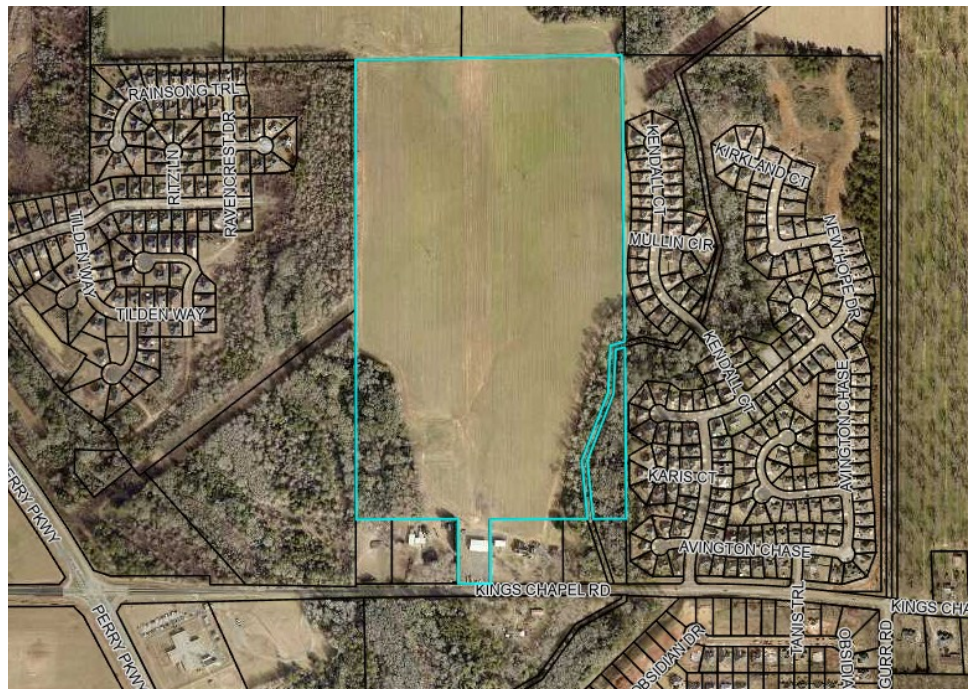


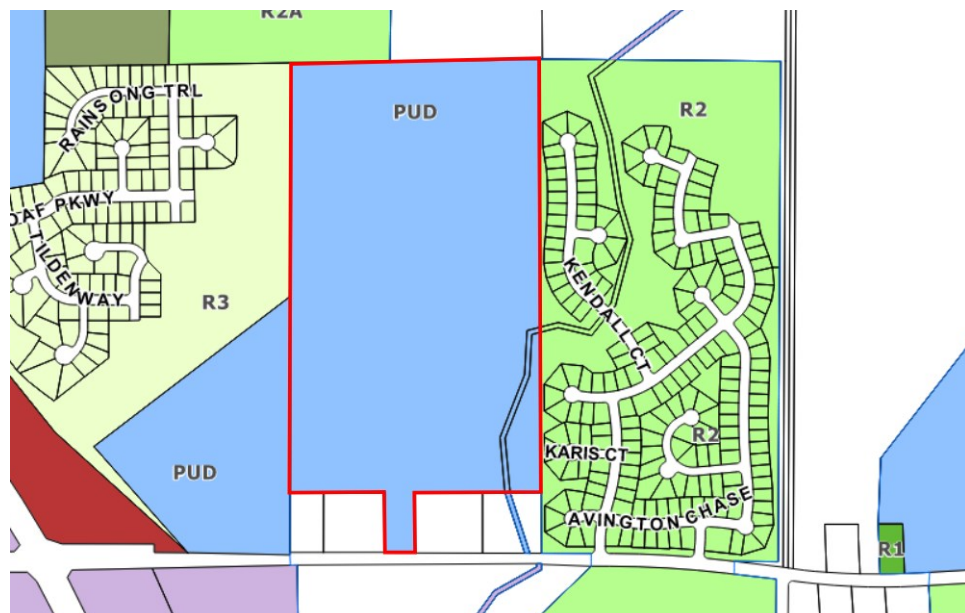


PLAT-0211-2025

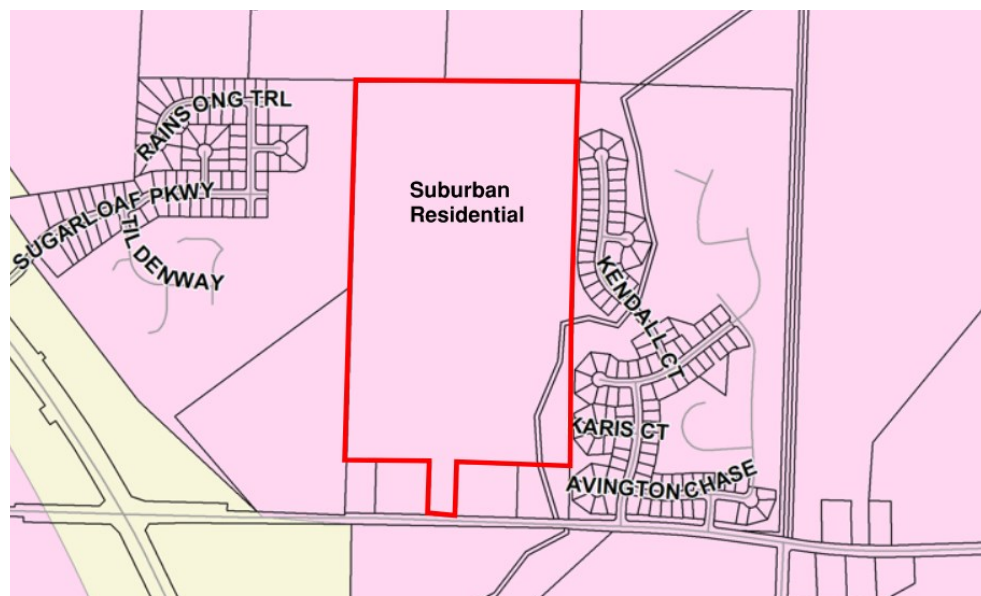
0 Kings Chapel Rd

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

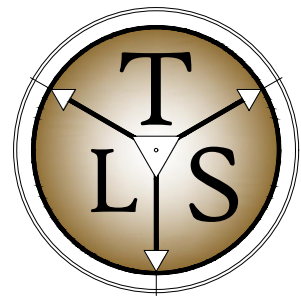
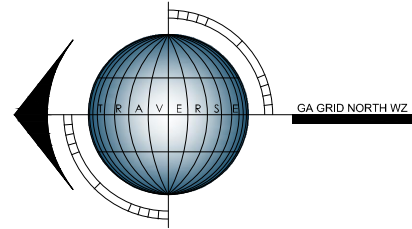
Additional details staff would like to confirm, based on the current Land Management Ordinance include the following requested of PUD districts:

- 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



TRAVERSE
LAND SERVICES, LLC
SURVEY · PLAN · DESIGN
253 CARL VINSON PARKWAY
WARNER ROBINS, GA. 31088
478.922.7724 www.traverse-ls.com



GRAHAM ENGINEERING SERVICES
DESIGN · PLAN · CONSULTING
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grahamengineeringservices.com

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PRE-PLAT For:	KING'S LANDING
	LAND LOT 143 HOUSTON COUNTY 10th DISTRICT GEORGIA

PN:	25027
DN:	25027-PP
DRAWN BY:	CJG
FIELD DATA BY:	-
FIELD DATE:	-
REVIEW BY:	-
DATE:	11.03.25
SCALE:	1" = 100'

REVISIONS	COMMENT
DATE	
SHEET	

C302

PRE-PLAT
CURVE TABLES

Curve Table			
Curve #	Length	Radius	Delta
C1	24.997	130.000	011.0172
C2	53.264	130.000	023.4754
C3	111.855	130.000	049.2984
C4	67.779	970.000	004.0036
C5	72.066	970.000	004.2568
C6	72.066	970.000	004.2568
C7	72.066	970.000	004.2568
C8	17.720	970.000	001.0467
C9	8.118	130.000	003.5780
C10	47.429	130.000	020.9038
C11	58.288	130.000	025.6897
C12	94.249	130.000	041.5392
C13	49.819	130.000	021.9572
C14	108.961	70.000	089.1861
C15	29.910	70.000	024.4817
C16	114.109	1030.000	006.3476
C17	69.052	1030.000	003.8411
C18	67.047	1030.000	003.7296
C19	19.753	1030.000	001.0988
C20	102.370	70.000	083.7911
C21	52.075	130.000	022.9512
C22	33.928	130.000	014.9531
C23	46.666	70.000	038.1965
C24	19.667	130.000	008.6681
C25	66.998	130.000	029.5284
C26	46.666	70.000	038.1965
C27	39.506	130.000	017.4119
C28	47.159	130.000	020.7846
C29	46.309	70.000	037.9044
C30	54.978	70.000	045.0000
C31	54.978	70.000	045.0000
C32	38.288	130.000	016.8748
C33	47.715	130.000	021.0295
C34	32.497	70.000	026.5989
C35	13.812	70.000	011.3055
C36	31.744	130.000	013.9905
C37	59.005	130.000	026.0058
C38	59.005	130.000	026.0058
C39	35.675	70.000	029.2005
C40	109.956	70.000	090.0000
C41	282.743	60.000	270.0000
C42	39.256	130.000	017.3016
C43	59.005	130.000	026.0058
C44	64.630	130.000	028.4846
C45	54.450	130.000	023.9979
C45	41.313	130.000	018.2080
C46	15.008	130.000	006.6147
C47	51.246	130.000	022.5859
C48	45.756	70.000	037.4522
C49	34.295	130.000	015.1152
C50	50.681	130.000	022.3370
C51	46.751	70.000	038.2661
C52	49.325	130.000	021.7394
C53	37.498	130.000	016.5267

CONTACT INFORMATION

OWNER/PRIMARY PERMITEE: LYMAN PRICKETT
1300 GA HWY 247 S
KATHLEEN, GEORGIA 3131047

24-HR CONTACT: CHUCK THOMAS
PHONE: 478-256-6138
EMAIL: masterpiececonstructionnc@gmail.com

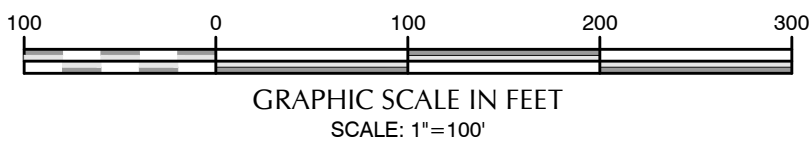
DESIGN PROFESSIONAL: CASEY GRAHAM
GRAHAM ENGINEERING SERVICES
253 CARL VINSON PARKWAY
WARNER ROBINS, GEORGIA 31088
PHONE: 478-449-5820
EMAIL: CASEY@GRAHAMENGINEERRINGSERVICES.COM

SUBDIVISION NOTES

- 358 LOTS IN SUBDIVISION
- 84.48 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- 20' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- 25' FRONT, 25' REAR, AND 5' SIDE BUILDING SETBACK LINES ON ALL LOTS

GENERAL SITE INFORMATION

- LEGAL DESCRIPTION: TRACT CM 90.48 ACRES 143/1 OTH
LAND LOT 143 10th DISTRICT
HOUSTON COUNTY GEORGIA
- PHYSICAL ADDRESS: KINGS CHAPEL RD
- ZONING-USE: EXISTING: PUD
PROPOSED: PUD
- SETBACK LINES: FRONT= 25'
SIDE= 5'
REAR= 25'
- PROJECT AREA: SITE= 87.48 ACRES
DISTURBED= N/A
- THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD DISTRICT PER NFIP FIRM PANEL No. 13153C0152E EFFECTIVE DATE 09.28.07.
- "STATE WATERS" DO LIE ON OR WITHIN 200' OF THE PROJECT SITE.





Where Georgia comes together.

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

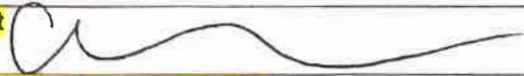
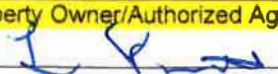
*Street Address	Kings Chapel Rd Perry, GA
*Tax Map #(s)	0P0490 044000
*Zoning Designation	PUD
*# Original Lots	1
*Total Acreage	90.48
*# Proposed Lots	246
*Total Acreage	88.48

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