



Where Georgia comes together.

Application # RZNE 0079-2024

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Wingate Custum Homes	Same as applicant
*Title	Oganization	Same as applicant
*Address	817 GA-247 Unit 10, Kathleen, GA 31047	Same as applicant
*Phone	[REDACTED]	Same as applicant
*Email	[REDACTED]	Same as applicant

Property Information

*Street Address or Location	1824 Houston Lake Rd & 1904 HWY 127, Perry, GA 31069
*Tax Map Number(s)	0P0490 061000 & 090490 062000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a mete and bounds description of the land if a deed is not available; B. Provide a survey plat of the property;

Request

*Current Zoning District	PUD	*Proposed Zoning District	PUD - UPDATE
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u>			
The current PUD is approved for commercial and residential products including townhouses and single family detached. This PUD-Update proposes a residential-flat product be added to the commercial area and incorporated within a mixed-use building.			

Optional ground floor live/work units are also proposed.



Instructions

- The application and fee (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.
- *Fees:
 - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$306.00 plus \$26.00/acre
 - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$510.00 plus \$41.00/acre
- *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 2-3.1 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.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No **X**

If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. 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.

9. Signatures:

*Applicant 	*Date 5/28/13
*Property Owner/Authorized Agent 	*Date 5/28/13

Standards for Granting a Rezoning

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? **Please see attached document, "1904 HWY 127 REZONING STANDARDS COMMENTS"**

- (1) The existing land uses and zoning classification of nearby property;
- (2) The suitability of the subject property for the zoned purposes;
- (3) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;
- (4) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;
- (5) The relative gain to the public as compared to the hardship imposed upon the individual property owner;
- (6) Whether the subject property has a reasonable economic use as currently zoned;
- (7) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;
- (8) Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property;
- (9) Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;
- (10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;
- (11) Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools; and
- (12) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.



Doc ID: 016276990003 Type: GLR
 Recorded: 11/25/2020 at 03:57:56 PM
 Fee Amt: \$1,175.00 Page 1 of 3
 Transfer Tax: \$1,150.00
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk

BK **8886** PG **72-74**

After recording return to:

File No.: P20-450

✓ **WALKER HULBERT GRAY & MOORE, LLP**

P. O. Box 1770 / 909 Ball Street
 Perry, Georgia 31069
 Attorney: JOHN W. HULBERT

STATE OF GEORGIA
 COUNTY OF HOUSTON

WARRANTY DEED

THIS INDENTURE, Made the 24th day of November, in the year two thousand twenty (2020), between

MICHAEL CHADWYCK JACOBS, as to a 12.5% undivided interest;
ANNALEE HANNER, formerly known as Annalee Jacobs Thomson, as to a 12.5% undivided interest;
KAY JACOBS ROWELL as to a 25% undivided interest;
BEVERLY MALONE, formerly known as Beverly Jacobs O'Dell, as to a 25% undivided interest; and
MARCILLA JACOBS HEATH, as to a 25% undivided interest

as party or parties of the first part, hereinafter called Grantor, and

AYER'S FARMS, INC.
 a Georgia corporation

duly incorporated and existing under the laws of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Good and Valuable Considerations and Ten (\$10.00) and NO/100 ----- DOLLARS, before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey or confirm unto the said Grantee, ALL OF THE FOLLOWING DESCRIBED PROPERTY, to-wit:

All that tract or parcel of land situate, lying and being in **Land Lots 110, 114 and 115** of the **10th Land District of Houston County, Georgia**, and being known and designated as **PARCEL 0P0490 061000, COMPRISING 81.59 ACRES;** and **PARCEL 0P049 062000, COMPRISING 3.19 ACRES,** as more particularly shown and designated on a plat of survey entitled "RETRACEMENT SURVEY - LANDS OF KAY J. ROWELL" prepared by Spencer H. Johnson, Georgia Registered Land Surveyor No. 3171, dated November 4, 2020 and recorded in Plat Book 82, Page 56, Clerk Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

Deed References: Deed Book 1428, Page 575; Deed Book 1428, Page 574; Deed Book 1428, Page 573; Deed Book 1428, Page 572; and in Deed Book 1428, Page 571, said Clerk's Office

Houston County Tax Map Parcel Nos.: P0490 061000 and P0490 062000

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

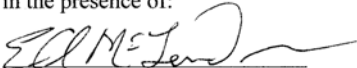
AND THE SAID Grantor warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



MICHAEL CHADWYCK JACOBS (Seal)

Signed, sealed and delivered
in the presence of:



Witness



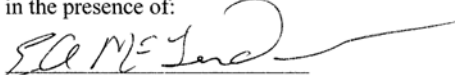
Notary Public
My Commission Expires: _____
(Notary Seal)





ANNALEE HANNER, formerly known as
Annalee Jacobs Thomson (Seal)

Signed, sealed and delivered
in the presence of:



Witness



Notary Public
My Commission Expires: _____
(Notary Seal)



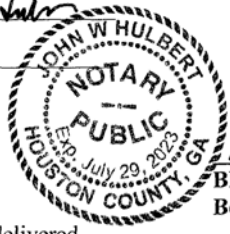
[ADDITIONAL SIGNATURES ON NEXT PAGE]

Kay Jacobs Rowell (Seal)
KAY JACOBS ROWELL

Signed, sealed and delivered
in the presence of:

EAM-1
Witness

John W Hulbert
Notary Public
My Commission Expires:
(Notary Seal)



Beverly Malone (Seal)
BEVERLY MALONE, formerly known as
Beverly Jacobs O'Dell

Signed, sealed and delivered
in the presence of:

EAM-1
Witness

John W Hulbert
Notary Public
My Commission Expires:
(Notary Seal)



Marcilla Jacobs Heath (Seal)
MARCILLA JACOBS HEATH

Signed, sealed and delivered
in the presence of:

EAM-1
Witness

John W Hulbert
Notary Public
My Commission Expires:
(Notary Seal)



TYPE: GEORGIA STANDARD PLATS
Recorded: 1/16/2020 3:41:00 PM
Fee Amt: \$10.00 Page 1 of 1
BK 82 PG 56

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURVE #	CHORD BRNG	CHORD DIST	RADIUS	ARC
C1	N67°56'33"E	284.81'	771.44'	284.83'
C2	N49°27'33"E	318'	771.44'	318'

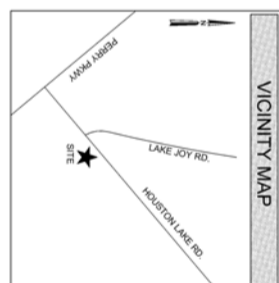
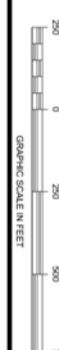
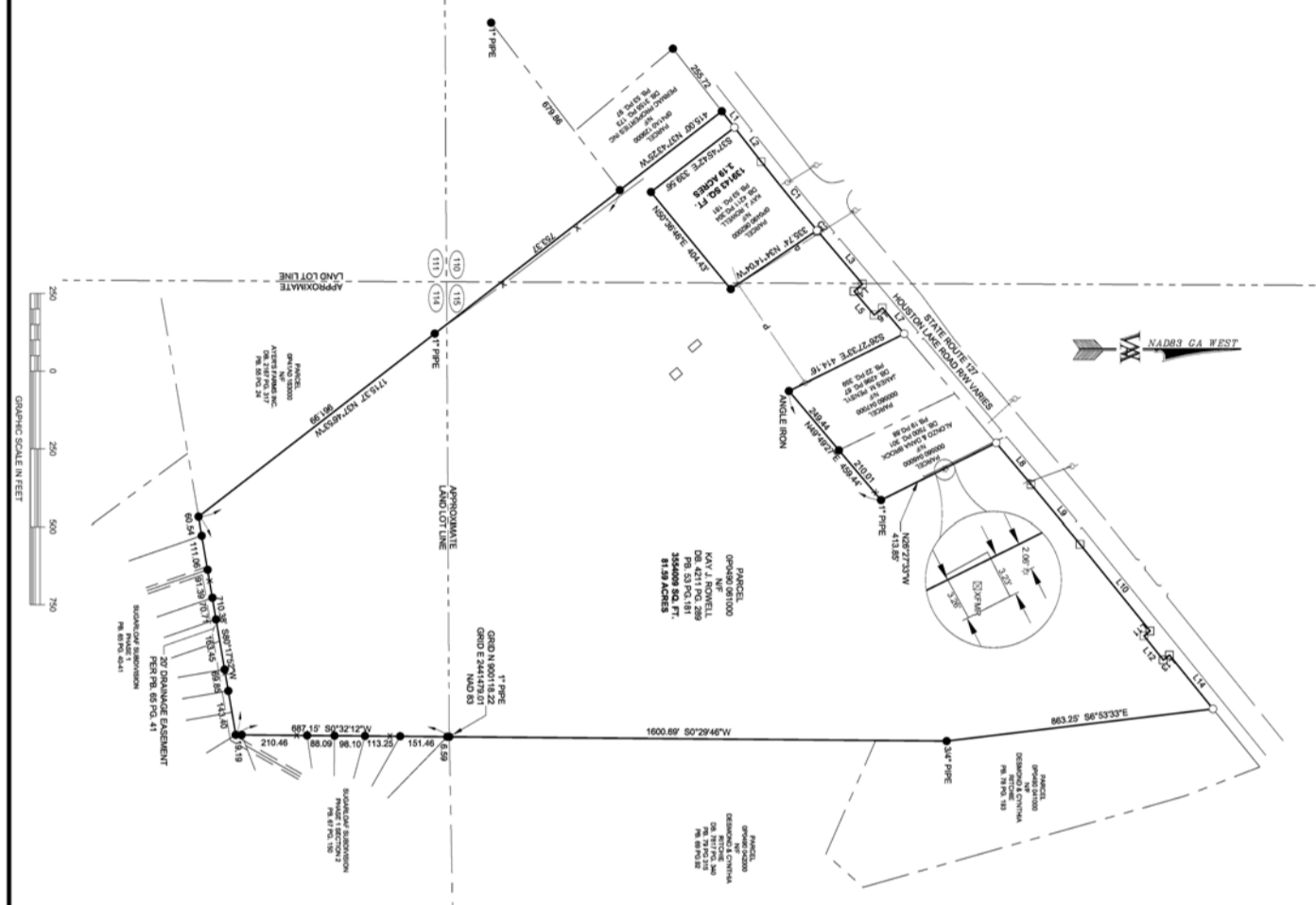
LINE #	BEARING	LENGTH
L1	N61°34'21"E	65.84'
L2	N62°00'10"E	148.18'
L3	N49°44'31"E	222.78'
L4	S40°18'30"E	35.86'
L5	N49°04'02"E	89.84'
L6	N39°32'33"W	34.79'
L7	N49°43'33"E	108.27'
L8	N49°37'00"E	174.77'
L9	N67°27'22"E	247.80'
L10	N61°06'14"E	358.18'
L11	S38°18'04"E	24.89'
L12	N61°23'30"E	98.71'
L13	N49°05'54"W	25.59'
L14	N61°06'14"E	222.89'

CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSCRIBE OR WARRANT THE ACCURACY OF THE DATA OR THE REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY APPLICABLE REGULATIONS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE UNIFORM LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-9-9.



Spencer H. Johnson, G.A.S. 3171
C.O.A. #LSF000349



MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS REGISTERED AND SIGNED BY THE SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
2. THE DATA FOR THIS PLAT WAS OBTAINED FROM A GARMIN GPS RTRK ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON GPS RTRK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 11/11/20.
3. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SURVEYED TRACT ARE SHOWN.

LEGEND OF SYMBOLS

- IRON PIN FOUND (IF REBAR UNLESS NOTED)
- IRON PIN SET (IF REBAR W/ CAP)
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- LIGHT POLE
- TRANSFORMER
- UTILITY POLE
- FENCE
- EASEMENT LINE
- OVERHEAD POWER TELEPHONE AND CATV
- LAND LOT NUMBER

Project No.: 1070-044 Drawing No.: BBS Drawn By: B.J.H. Checked By: S.H.J. R.L.S. No.: 3171	RETRACEMENT SURVEY LANDS OF KAY J. ROWELL LAND LOTS 110, 114, & 115 10TH LAND DISTRICT HOUSTON COUNTY PERRY, GEORGIA	WELLSTON ASSOCIATES LAND SURVEYORS, LLC 506 OSIGIAN BOULEVARD, SUITE 2 WARNER ROBINS, GEORGIA 31088 OFFICE (478) 971-3382 WWW.WELLSTONASSOC.COM	Revisions <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Description												
			No.	Date	Description													
Date: 11-4-20 Scale: 1"=250' Sheet No.: 1 of 1	<small>THIS DOCUMENT, AS INSTRUMENTS OF SERVICE, REMAINS THE PROPERTY OF WELLSTON ASSOCIATES AND SURVEYORS, LLC. NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.</small>																	

PUD UPDATE: June 2024 – Exhibit below as previously submitted.

1904 HWY 127 REZONING STANDARDS COMMENTS

(1) The existing land uses and zoning classification of nearby property;

Existing land use does not include potential rezoning obstacles. Nearby properties' zoning classifications include R-3, C-2, R-AG, and PUD. Rezoning this parcel to PUD would align with past rezoning initiatives in this area.

(2) The suitability of the subject property for the zoned purposes;

The subject property is well-suited for the potential rezoning. Preliminary analysis suggests that existing soils and topography will be conducive to earth-moving operations, drainage, and construction of foundation pads and roadways.

(3) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

Under the current zoning classification, the subject property's values are severely diminished as the property cannot be developed to the extent that a PUD zoning classification would allow.

(4) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The subject property value, along with nearby property values, are very likely to increase upon development completion. Property value destruction, if any, will be minimal.

(5) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

The subject property owner is a willing seller; no hardship will be imposed upon him. The public will enjoy additional commercial space and homeownership rates.

(6) Whether the subject property has a reasonable economic use as currently zoned;

The subject property has relatively little economic value as currently zoned when compared to potential PUD zoning economic value.

(7) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

According to publicly available historical satellite imagery, adjacent properties rezoning and development were completed circa 2007.

(8) Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property;

Adjacent and nearby properties' zoning classifications include R-3, C-2, R-AG, and PUD. Rezoning this property to PUD would allow potential uses and development very similar to those of the immediate area's past rezoning initiatives.

(9) Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;

Because the proposed zoning classification will limit development standards to those of the similar, adjacent C-2 and R-3 parcels' standards, no adverse effects are expected.

(10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

The zoning proposal is in conformity with the policies and intent of the Comprehensive Plan, especially with the "Economic Development" section's goal #s 2 and 4, as well as the "Housing" section's goal #s 1 and 3. Additional businesses and housing will improve economic development opportunities and homeownership rates, respectively.

(11) Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools; and

A Jan. 28th discussion with Chad McMurrian revealed that, at the time construction operations would begin, the proposed rezoning and subsequent development would not over-burden infrastructure.

(12) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no existing or changing conditions of which interested parties have been made aware that would provide additional support for approval or disapproval.



BLUE HERON LOFTS

05/22/2024

Copyright. © All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of Tunnell-Spangler-Wash & Associates and may not be used in any way without the written permission of Tunnell-Spangler-Wash & Associates.



Houston Lake Road Development >> 5/31/2024

PUD UPDATE: 0P0490 061000 & 090490 062000 Rezoning Application

Perry, Georgia

1. Dimensional standards:

a. Minimum lot size for each type of use

i. SFD – Rear Loaded

1. 4,000sf lot

ii. SFD – Front Loaded

1. 5,500sf lot

iii. TH

1. 1,200sf lot

b. Minimum lot width for each type of use

i. SFD – Rear Loaded

1. 35' at ROW

ii. SFD – Front Loaded

1. 55' at ROW

iii. TH

1. 20' at ROW

c. Setbacks for each type of use

i. SFD – Rear Loaded

1. Front: 10'

2. Side: 5'

3. Rear: 5'

ii. SFD – Front Loaded

1. Front: 15'

2. Side: 5'

3. Rear: 15'*

*35' rear setback shall apply to units that directly abut existing SFD units not included in this development, this includes the following units: 146-161 and 215-219.

iii. TH

1. Front: 10'

2. Side: 0'

3. Rear: 5'

iv. Commercial/Mixed-Use

1. Setback from Houston Lake Road: 17'

d. Minimum house size

i. 1,300sf

e. Proposed building heights – Mixed-Use/Commercial

i. 50' max

2. Street and ROW widths

a. Reference TYP section exhibit

3. Standards for proposed signs – height, location, character

a. Shall comply with standards established in the Land Management Ordinance for the C-3, Central Business District.

4. Proposed allowable/restricted uses for Mixed-Use/Commercial properties

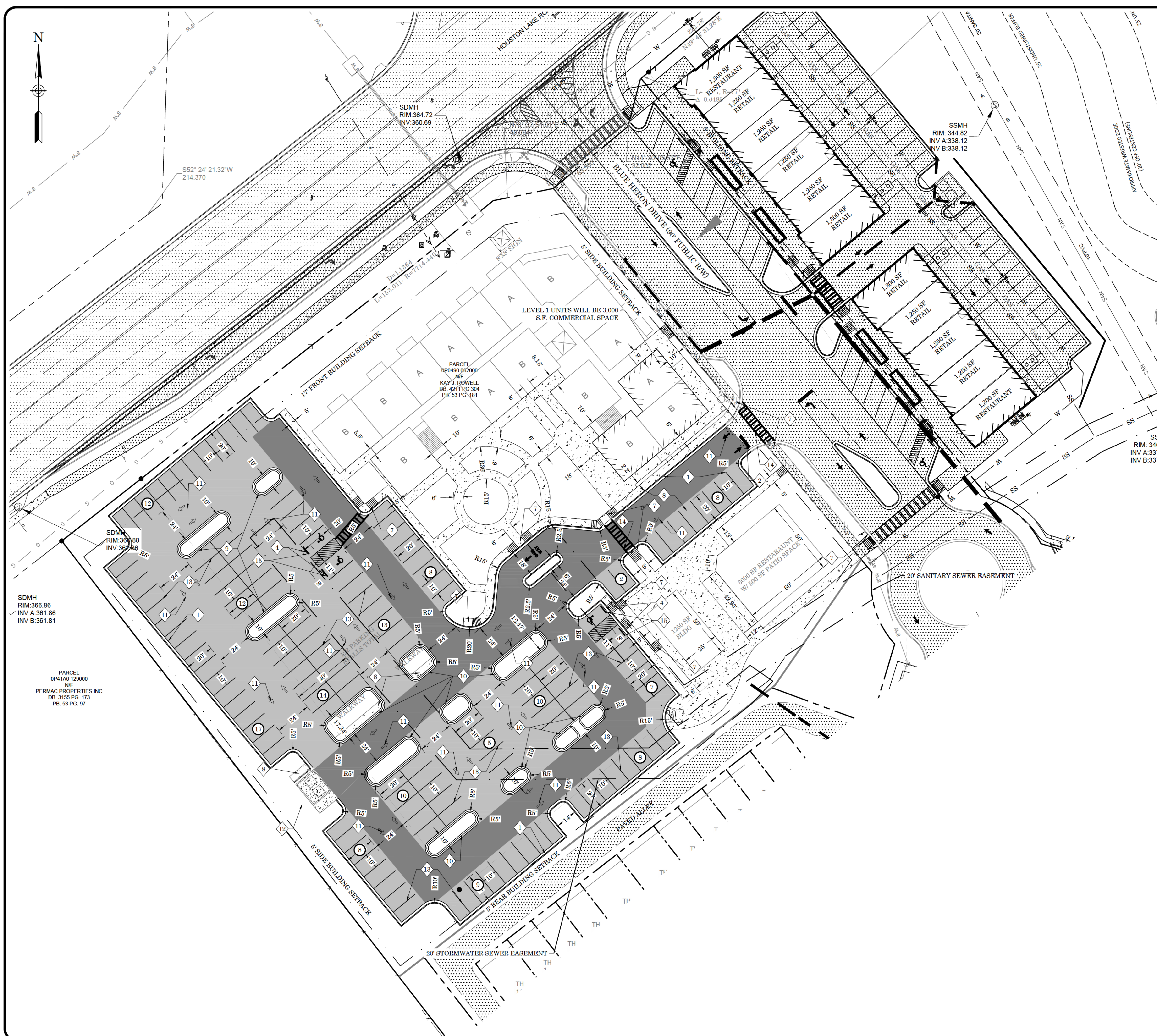
- a. Allowable/restricted uses for commercial properties to match current C-3 regulation with the following exception.
 - i. Commercial/Mixed-Use buildings. Optional Live-Work units allowed at ground level only.

5. Proposed building materials and character for commercial properties

- a. Character: Mercantile
- b. TYP Material palette: Brick, stucco, hardy board, and stone
 - i. Materials that emulate the listed materials but provide advantages relative to maintenance, durability, and cost should be considered.

6. Location, height, and material of any fences, walls, screens, plants, and landscaping

- a. Landscape Plan to be determined. If required for rezoning, applicant request item be listed as a condition. Landscape plans to be submitted for approval once developed.



SITE INFORMATION			
PROJECT ADDRESS	1904 HIGHWAY 127, PERRY, GEORGIA 31069		
PARCEL NUMBER	OP0490 061000 (77.75 AC) / OP0490 062000 (3.32 AC)		
PARCEL ZONING	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)		
PROJECT AREA	3.28 ACRES		
BUILDING SETBACK	LANDSCAPE SETBACK		
FRONT	17' FROM SR 127	FRONT	N/A
SIDE	5' FROM BLUE HERON DR.	SIDE	N/A
REAR	5'	REAR	N/A

PARKING CALCULATIONS:

REQUIRED MINIMUM PARKING STALLS:

RESIDENTIAL SPACE:
 ONE SPACE PER BEDROOM (BR)
 [26 (1BR) UNITS * 1 SPACE] + [25 (2BR) UNITS * 2 SPACE] = 76 SPACES REQUIRED

COMMERCIAL SPACE:

RETAIL SPACE:
 ONE SPACE PER 500 SF GROSS AREA
 5,500 SF / 500 SF * 1 SPACE = 11 SPACES REQUIRED

RESTAURANT SPACE:
 ONE SPACE PER 100 SF GROSS AREA
 3,500 SF / 100 SF * 1 SPACE = 35 SPACES REQUIRED

TOTAL REQUIRED SPACES:
 122 SPACES

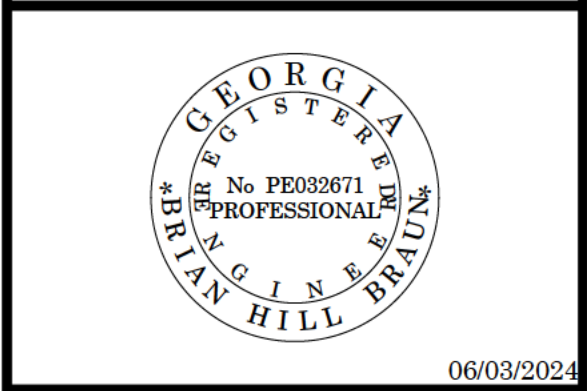
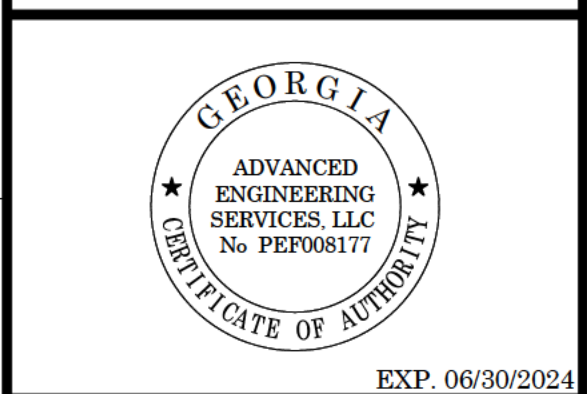
PROVIDED PARKING STALLS:
 [139] STANDARD SPACES & [4] HANDICAPPED SPACES
 143 SPACES TOTAL

- GENERAL SITE NOTES:**
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
 - ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
 - HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST ZONE. US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).

HATCH LEGEND:

	STANDARD DUTY ASPHALT PAVEMENT		STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT		HEAVY DUTY CONCRETE PAVEMENT
	EXISTING PAVEMENTS		

- KEY NOTES:**
- 24" CURB & GUTTER
 - 24" WHITE STOP BAR
 - 5" BLUE HANDICAPPED STALL/LOADING AREA STRIPING
 - HANDICAPPED / VAN ACCESSIBLE SIGN (R7-8 & R7-8P)
 - 36" STOP SIGN (R1-1)
 - MAIL KIOSK
 - HANDICAP RAMP
 - 5' SIDEWALK
 - RECOMMENDED DRIVEWAY LOCATION DUE TO GRADES. DEVELOPER TO CONFIRM DRIVEWAY LOCATIONS PRIOR TO HOME CONSTRUCTION.
 - 24" ROLLED CURB
 - TRAFFIC ARROWS, SEE DETAIL
 - DUMPSTER ENCLOSURE, SEE DETAIL
 - 5" YELLOW PARKING STRIPING
 - 8' X 21' CROSSWALK STRIPING, TYP.
 - CONCRETE WHEEL STOP



AES PROJECT NUMBER
61094

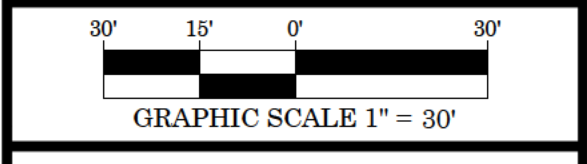
DATE OF PLANS
03/25/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	06/03/2024	REVISED PER CLIENT COMMENT
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

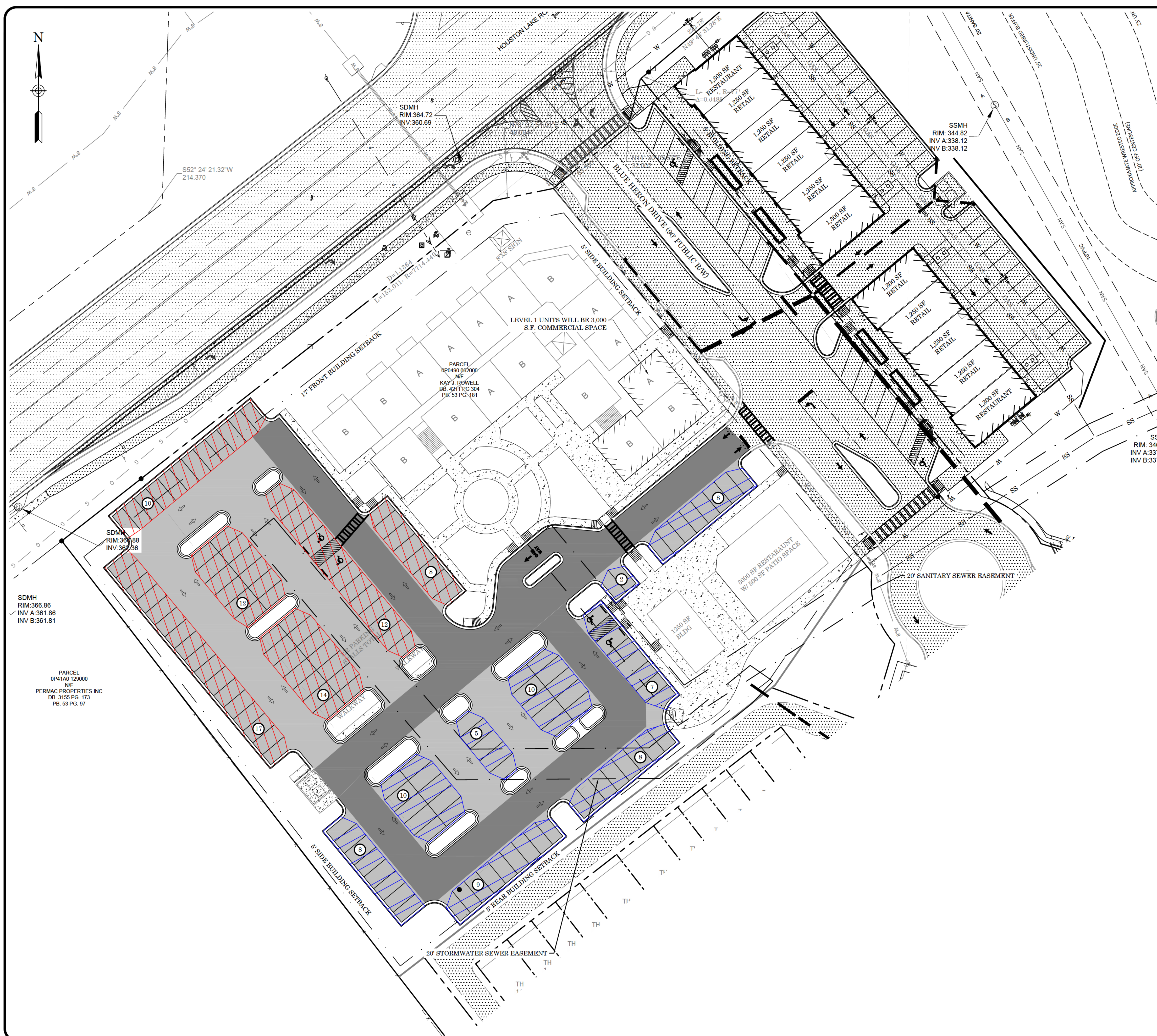
LAKE VILLAGE CENTER PHASE 2
 WCH HOMES, LLC
SITE PLAN

PERRY, HOUSTON COUNTY, GEORGIA



SHEET
C4.0 OF 20





SITE INFORMATION			
PROJECT ADDRESS	1904 HIGHWAY 127, PERRY, GEORGIA 31069		
PARCEL NUMBER	OP0490 061000 (77.75 AC) / OP0490 062000 (3.32 AC)		
PARCEL ZONING	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)		
PROJECT AREA	3.28 ACRES		
BUILDING SETBACK	LANDSCAPE SETBACK		
FRONT	17' FROM SR 127	FRONT	N/A
SIDE	5' FROM BLUE HERON DR.	SIDE	N/A
REAR	5'	REAR	N/A

PARKING CALCULATIONS:

REQUIRED MINIMUM PARKING STALLS:

RESIDENTIAL SPACE:
 ONE SPACE PER BEDROOM (BR)
 [26 (1BR) UNITS * 1 SPACE] + [25 (2BR) UNITS * 2 SPACE] = 76 SPACES REQUIRED

COMMERCIAL SPACE:

RETAIL SPACE:
 ONE SPACE PER 500 SF GROSS AREA
 5,500 SF / 500 SF * 1 SPACE = 11 SPACES REQUIRED

RESTAURANT SPACE:
 ONE SPACE PER 100 SF GROSS AREA
 3,500 SF / 100 SF * 1 SPACE = 35 SPACES REQUIRED

TOTAL REQUIRED SPACES:
 122 SPACES

PROVIDED PARKING STALLS:
 [139] STANDARD SPACES & [4] HANDICAPPED SPACES
 143 SPACES TOTAL

76 RESIDENTIAL PARKING SPACES PROVIDED
 67 COMMERCIAL PARKING SPACES PROVIDED

- GENERAL SITE NOTES:**
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
 - ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
 - HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST ZONE. US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).

HATCH LEGEND:

	STANDARD DUTY ASPHALT PAVEMENT		STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT		HEAVY DUTY CONCRETE PAVEMENT
	EXISTING PAVEMENTS		

PARKING CLASSIFICATION HATCH LEGEND:

	RESIDENTIAL PARKING SPACES		COMMERCIAL PARKING SPACES
--	----------------------------	--	---------------------------



AES PROJECT NUMBER
61094

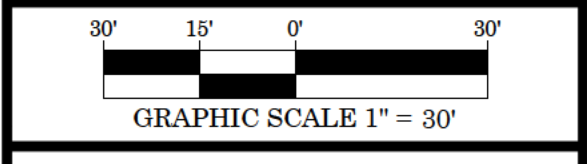
DATE OF PLANS
03/25/2024

REVISIONS

NO	DATE	DESCRIPTION
1	06/03/2024	REVISED PER CLIENT COMMENT
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

LAKE VILLAGE CENTER PHASE 2
 WCH HOMES, LLC
SITE PARKING DISTRIBUTION PLAN

PERRY, HOUSTON COUNTY, GEORGIA



SHEET
C4.1 OF 20



Site	
Site Area	84.78 Acres 3,693,152 SF
Zoning	
Existing	PUD - Planned Unit Development
Proposed	PUD - UPDATE
Unit Type	
Commercial	30,000 SF
Residential-Loft*	53 Units
Townhouse - Rear Loaded	119 Units
Single Family Detached - Front Loaded	87 Units
Single Family Detached - Rear Loaded	79 Units
*ground floor loft units may function as live/work units	
Density	
Total Residential Units	338 Units
Total Units Per Acre	4.0 Units per acre
Open Space	
Open Space Provided*	28.97 Acres
Open Space Percentage	34.17%
*Does not include areas within right-of-way, provided buffers, or proposed lots.	
Parking: Residential Area	
Off-street parking spaces provided*	570 Spaces
On-street parking spaces provided**	357 Spaces
Total Residential parking spaces provided	927 Spaces
*Townhouse and Single Family Detached units self-park within footprint at 2 per unit	
**Includes on-street spaces adjacent to residential use	
Parking: Residential-Loft / Commercial Area: to-be-determined	

LEGEND

- Commercial/Mixed-Use*
- SFD - Front Loaded
- SFD - Rear Loaded
- Townhouse*

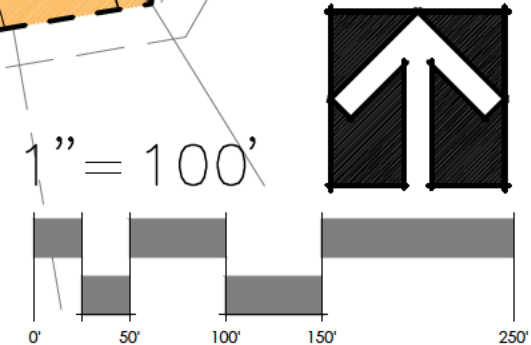
*Building Footprints approximate; to be finalized by Architect.



PUD-UPDATE June 2024
Houston Lake Road Development
 for: WCH
 by: TSW
 Drawing date: May 31, 2024



The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provided parking numbers, provided open space square footage, proposed building heights, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allow by the district regulation or City-approved variations thereto.



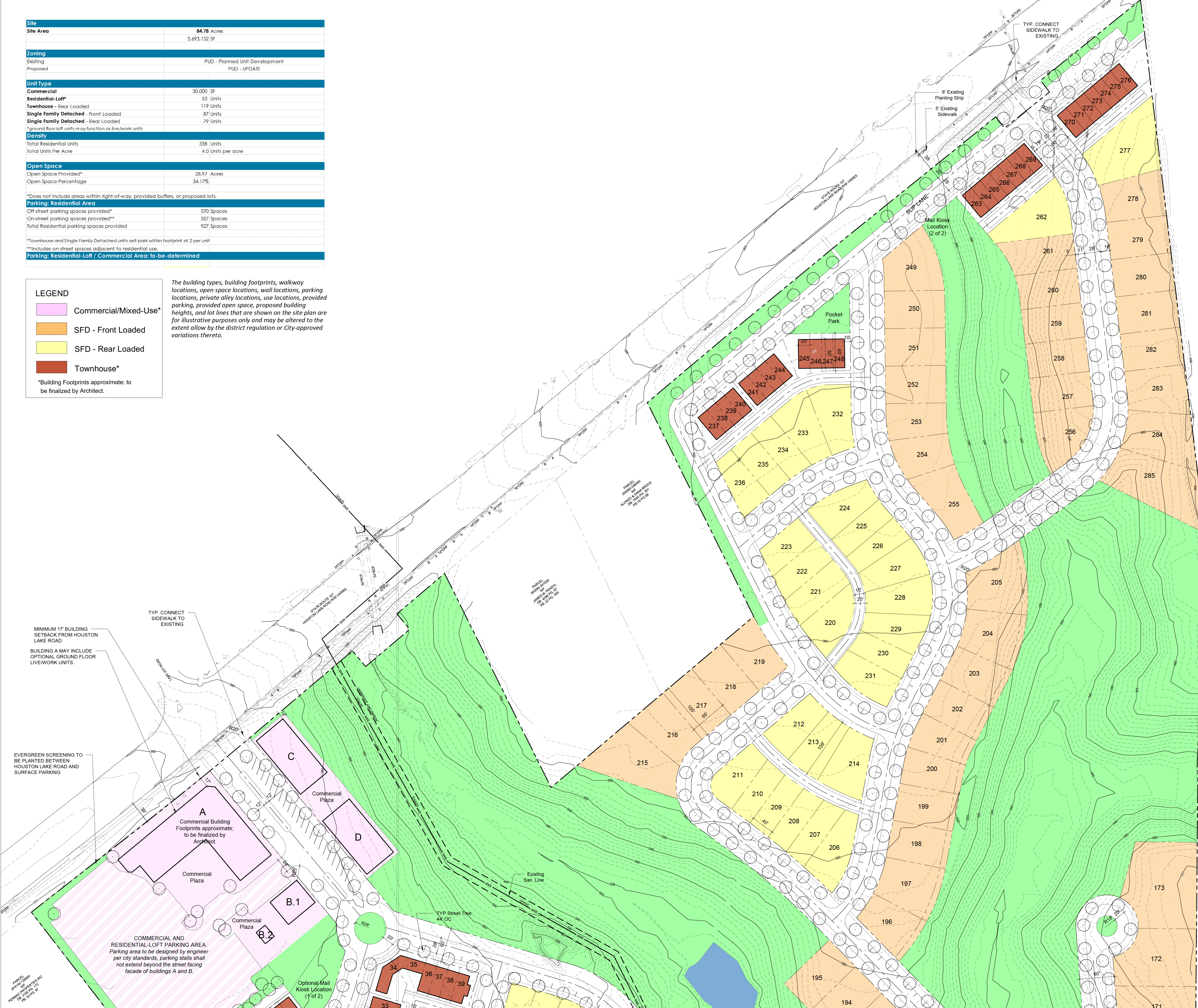
Site	
Site Area	84.78 Acres 3,693,152 SF
Zoning	
Existing	PUD - Planned Unit Development
Proposed	PUD - UPDATE
Unit Type	
Commercial	30,000 SF
Residential-Loft*	53 Units
Townhouse - Rear Loaded	119 Units
Single Family Detached - Front Loaded	87 Units
Single Family Detached - Rear Loaded	79 Units
*ground floor loft units may function as live/work units	
Density	
Total Residential Units	338 Units
Total Units Per Acre	4.0 Units per acre
Open Space	
Open Space Provided*	28.97 Acres
Open Space Percentage	34.17%
*Does not include areas within right-of-way, provided buffers, or proposed lots.	
Parking: Residential Area	
Off-street parking spaces provided*	570 Spaces
On-street parking spaces provided**	357 Spaces
Total Residential parking spaces provided	927 Spaces
*Townhouse and Single Family Detached units self-park within footprint at 2 per unit	
**Includes on-street spaces adjacent to residential use.	
Parking: Residential-Loft / Commercial Area: to-be-determined	

LEGEND

- Commercial/Mixed-Use*
- SFD - Front Loaded
- SFD - Rear Loaded
- Townhouse*

*Building Footprints approximate; to be finalized by Architect.

The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provided parking, provided open space, proposed building heights, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allow by the district regulation or City-approved variations thereto.



1447 Peachtree Street NE,
Suite 850
Atlanta, Georgia 30309
phone: 404.873.6730

www.tsw-design.com

Houston Lake Road PUD UPDATE North Perry, Georgia

scale+north

1" = 50'

Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

revisions

consultants

project title
Houston Lake Rd
Development; Zoning Plan
Perry, Georgia
for
WCH

drawing information
project number:
contact: TSW
drawn by: TSW
checked by: TSW
scale: 1" = 50'

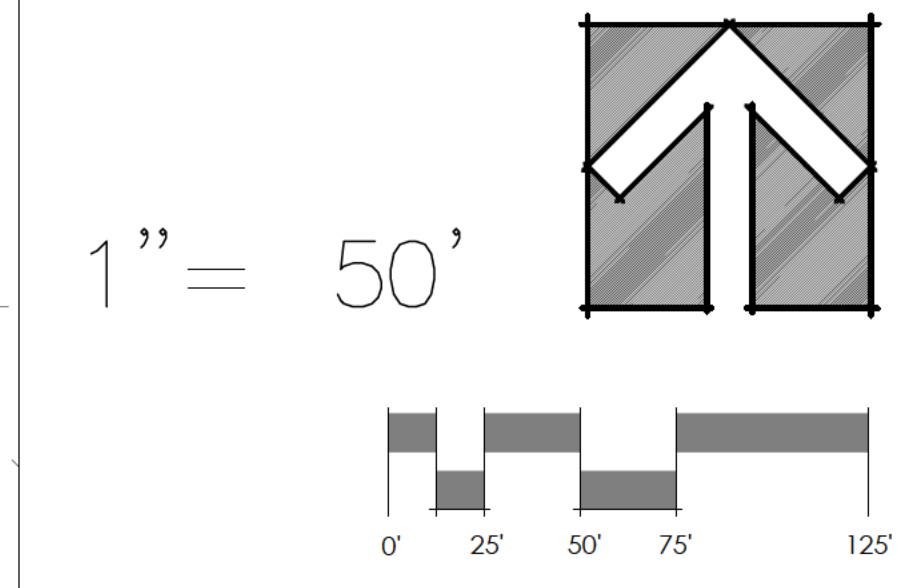
drawing date
May 31, 2024

sheet title

sheet number
1 of 2

Houston Lake Road PUD UPDATE South Perry, Georgia

scale+north



1" = 50'

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

revisions

consultants

project title

Houston Lake Rd
Development; Zoning Plan
Perry, Georgia
for
WCH

drawing information

project number:
contact: TSW
drawn by: TSW
checked by: TSW
scale: 1" = 50'

drawing date
May 31, 2024

sheet title

sheet number

2 of 2



Site	
Site Area	84.78 Acres 3,693,152 SF
Zoning	
Existing	PUD - Planned Unit Development
Proposed	PUD - UPDATE
Unit Type	
Commercial	30,000 SF
Residential-Loft*	53 Units
Townhouse - Rear Loaded	119 Units
Single Family Detached - Front Loaded	87 Units
Single Family Detached - Rear Loaded	79 Units
*ground floor loft units may function as live/work units	
Density	
Total Residential Units	338 Units
Total Units Per Acre	4.0 Units per acre
Open Space	
Open Space Provided*	28.97 Acres
Open Space Percentage	34.17%
*Does not include areas within right-of-way, provided buffers, or proposed lots.	
Parking: Residential Area	
Off-street parking spaces provided*	570 Spaces
On-street parking spaces provided**	357 Spaces
Total Residential parking spaces provided	927 Spaces
*Townhouse and Single Family Detached units self-park within footprint at 2 per unit	
**Includes on-street spaces adjacent to residential use.	
Parking: Residential-Loft / Commercial Area: to-be-determined	

LEGEND

- Commercial/Mixed-Use*
- SFD - Front Loaded
- SFD - Rear Loaded
- Townhouse*

*Building Footprints approximate; to be finalized by Architect.

The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provided parking, provided open space, proposed building heights, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allow by the district regulation or City-approved variations thereto.