

Homewood Village

Athens, GA
Athens-Clarke County

Master Planned Development

08/01/25



Seals:



Project Info:

Homewood Village
Athens-Clarke County

Sheet Issue:08/01/2025 Project No. 25-3522

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

Sheet Title:

Cover Sheet



Seals:



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Homewood Village
Athens-Clarke County

Sheet Issue: 08/01/2025 Project No. 25-3522

Firm Info:



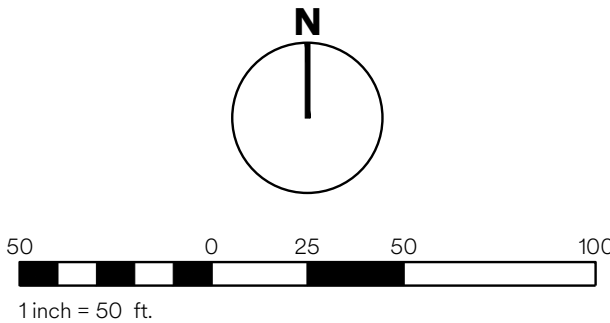
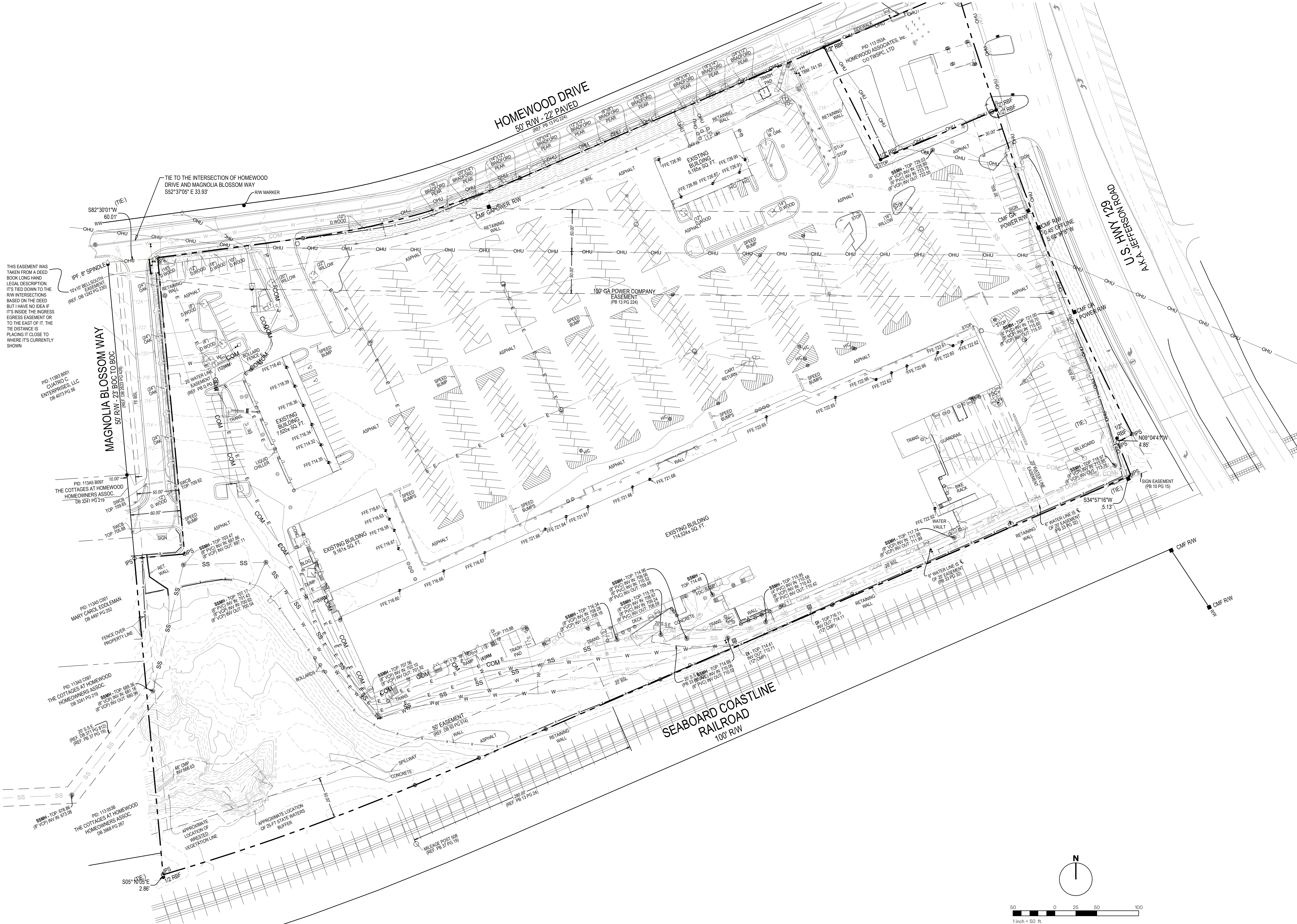
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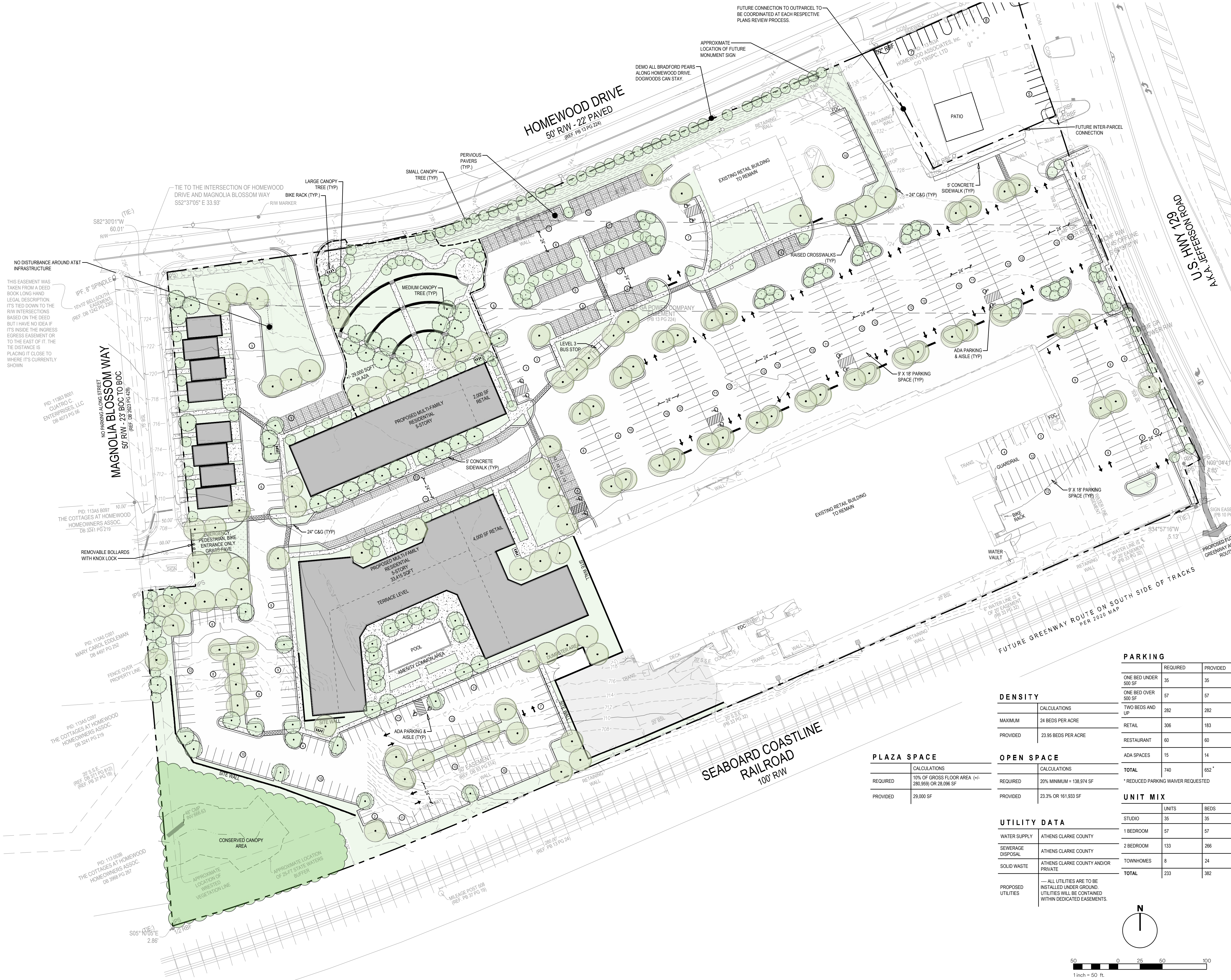
Sheet Title:

Existing Conditions



PD-1

Location: S:\Projects\Laico, TJ - Homewood Village 2025-5252-03-Concepts\02-Entitlements Master PD Creation date: Friday, August 01, 2025 7:43:09 AM
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PROJECT INFORMATION	
ADDRESS	ATHENS-CLARKE COUNTY
PARCEL NUMBER	113 053
ACREAGE	15.952 AC
EXISTING ZONING	C-G
PROPOSED ZONING	C-G(PD)
EXISTING USE	RETAIL
PROPOSED USE	MIXED-USE
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13058C014E, DATED 09/30/2016. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG AND SURVEYORS FOR HOMEWOOD VILLAGE DATED 02/10/25. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
ENVIRONMENTAL AREAS	SITE LAYOUT ADJACENT TO JURISDICTIONAL WATERS IS SUBJECT TO CHANGE PENDING FIELD DELINEATED AND SURVEYED DATA. THIS DEVELOPMENT WILL ADHERE TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PLAZA SPACE	
REQUIRED	CALCULATIONS 10% OF GROSS FLOOR AREA (+/- 280,959) OR 28,096 SF
PROVIDED	29,000 SF

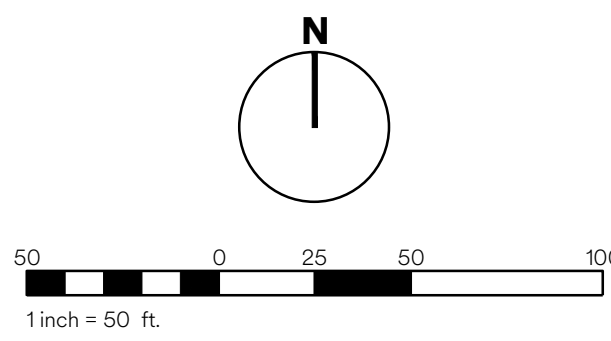
DENSITY	
MAXIMUM	CALCULATIONS 24 BEDS PER ACRE
PROVIDED	23.99 BEDS PER ACRE

OPEN SPACE	
REQUIRED	CALCULATIONS 20% MINIMUM = 138,974 SF
PROVIDED	23.3% OR 161,933 SF

UTILITY DATA	
WATER SUPPLY	ATHENS CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS CLARKE COUNTY
SOLID WASTE	ATHENS CLARKE COUNTY AND/OR PRIVATE
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

PARKING		
	REQUIRED	PROVIDED
ONE BED UNDER 500 SF	35	35
ONE BED OVER 500 SF	57	57
TWO BEDS AND UP	282	282
RETAIL	306	183
RESTAURANT	60	60
ADA SPACES	15	14
TOTAL	740	652*
* REDUCED PARKING WAIVER REQUESTED		

UNIT MIX		
	UNITS	BEDS
STUDIO	35	35
1 BEDROOM	57	57
2 BEDROOM	133	266
TOWNHOMES	8	24
TOTAL	233	382



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Firm Info:

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Watkinsville, GA 30677

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Sheet Title:

Master PD Site

PD-2



Seals:



Project Info:

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Athens-Clarke County

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Firm Info:



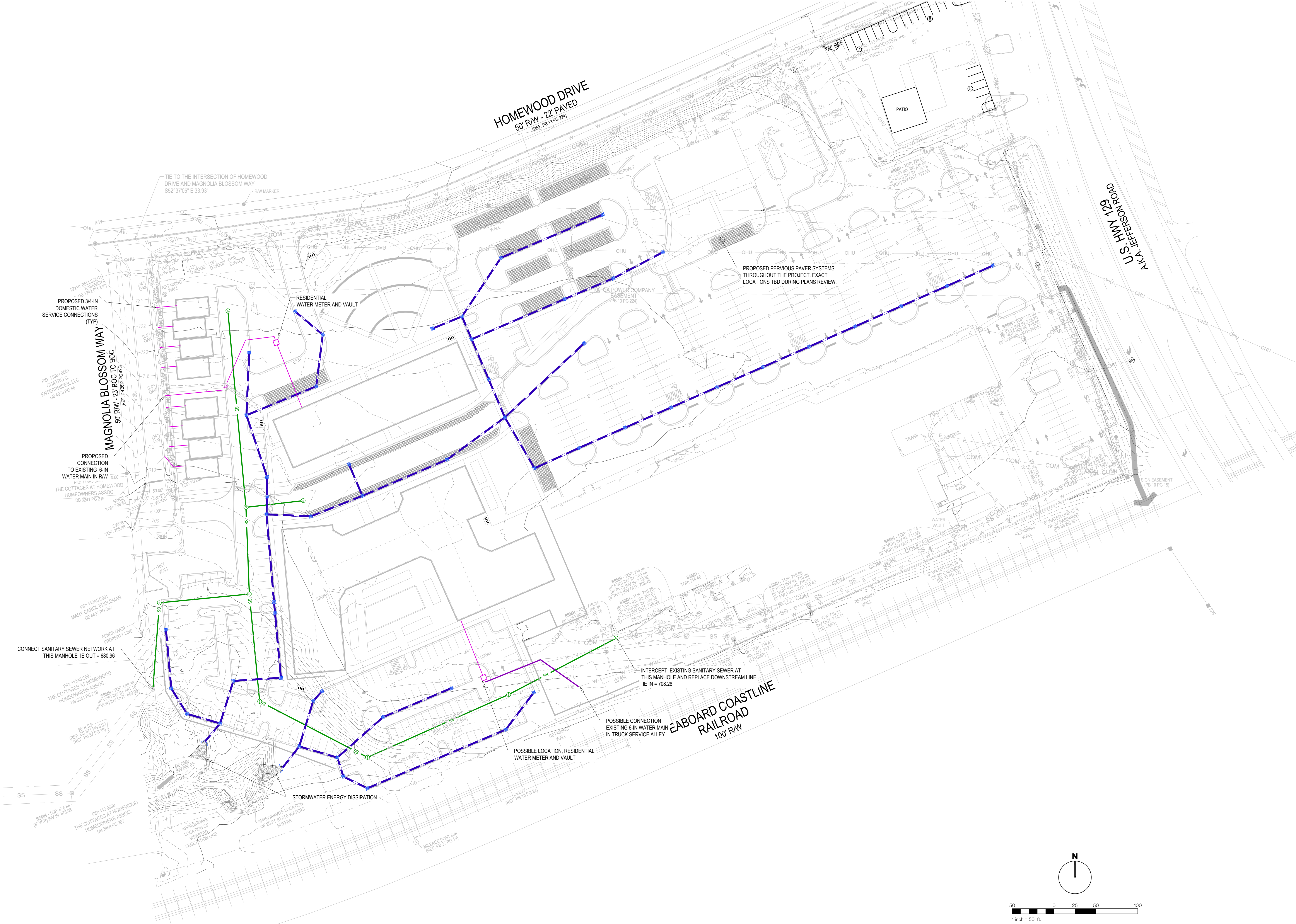
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Watkinsville, GA 30677

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Sheet Title:

Master PD Conceptual
Utility Plan



Location: S:\Projects\Iaco, T.J - Homewood Village 2025-3522\03-Concepts\02-Entitlements\Master PD Creation date: Friday, August 01, 2025 7:45:09 AM
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PRESTON

ARCHITECT

The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Andrew Butler
Tel. 478.542.4599

CLIENT

Carter USA
39 Georgia Avenue, SE, Suite 200
Atlanta, GA 30312
Contact: TJ Laco
Tel. 678.232.3509

SEAL

PROJECT

**Carter/Austin Sumner
Properties**

FOR Carter USA

SHEET HISTORY

[illegible]

	ISSUE
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ZONING SUBMISSION[®]

DATE _____

08/01/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-01

COMMENTS



1

VIEW FROM MAGNOLIA DR.



2

VIEW AT RETAIL TOWARDS BLDG 100

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SEAL

PROJECT

**Carter/Austin Sumner
Properties**

FOR Carter USA

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[illegible]

ISSUE	
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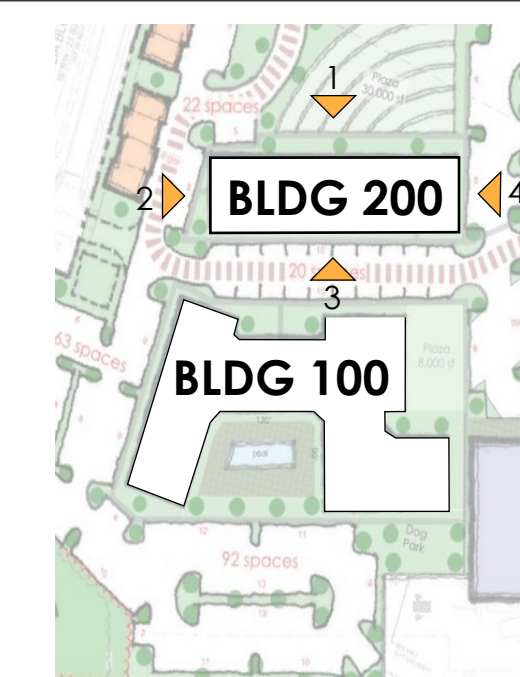
SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-03

COMMENTS



[illegible]ZONING SUBMISSION[®]

DATE	08/01/2025
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JOB NUMBER 2443804

SHEET TITLE

OVERALL ELEVATIONS
TOWNHOMES

A4-03

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KEYED NOTES			NOTES	KEY PLAN																																
<table><tr><th colspan="3">EXTERIOR FINISHES</th></tr><tr><th>TAG</th><th>DESCRIPTION</th><th>COLOR/FINISH</th></tr><tr><td>CP-1</td><td>CEMENTITIOUS SIDING - VARIED WIDTHS</td><td>WHITE</td></tr><tr><td>CP-2</td><td>CEMENTITIOUS SIDING - VARIED WIDTHS</td><td>GRAY</td></tr><tr><td>CP-3</td><td>CEMENTITIOUS SIDING - VARIED WIDTHS</td><td>BLACK</td></tr><tr><td>CP-4</td><td>CEMENTITIOUS PANEL</td><td>BLACK</td></tr><tr><td>TR-1</td><td>CEMENTITIOUS TRIM</td><td>BLACK</td></tr><tr><td>BR-1</td><td>BRICK VENEER</td><td>LIGHT BUFF</td></tr><tr><td>WD-1</td><td>WOOD LOOK SIDING</td><td>TEXAS HONEY</td></tr><tr><td>MR-1</td><td>ALUMINUM RAILING W/ PICKETS</td><td>BLACK</td></tr><tr><td>SF-1</td><td>ALUMINUM STOREFRONT</td><td>BLACK</td></tr></table>			EXTERIOR FINISHES			TAG	DESCRIPTION	COLOR/FINISH	CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE	CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY	CP-3	CEMENTITIOUS SIDING - VARIED WIDTHS	BLACK	CP-4	CEMENTITIOUS PANEL	BLACK	TR-1	CEMENTITIOUS 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EXTERIOR FINISHES																																				
TAG	DESCRIPTION	COLOR/FINISH																																		
CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE																																		
CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY																																		
CP-3	CEMENTITIOUS SIDING - VARIED WIDTHS	BLACK																																		
CP-4	CEMENTITIOUS PANEL	BLACK																																		
TR-1	CEMENTITIOUS TRIM	BLACK																																		
BR-1	BRICK VENEER	LIGHT BUFF																																		
WD-1	WOOD LOOK SIDING	TEXAS HONEY																																		
MR-1	ALUMINUM RAILING W/ PICKETS	BLACK																																		
SF-1	ALUMINUM STOREFRONT	BLACK																																		