

Homewood Village

Athens, GA
Athens-Clarke County

Master Planned Development

08/01/25

spg



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Seals:



Project Info:

Homewood Village
Athens-Clarke County

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

No.	Date	Description
1	10/03/2025	Description of Revisions

Firm Info:



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Sheet Title:

Cover Sheet

PD-0



Seals:



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Homewood Village
Athens-Clarke County

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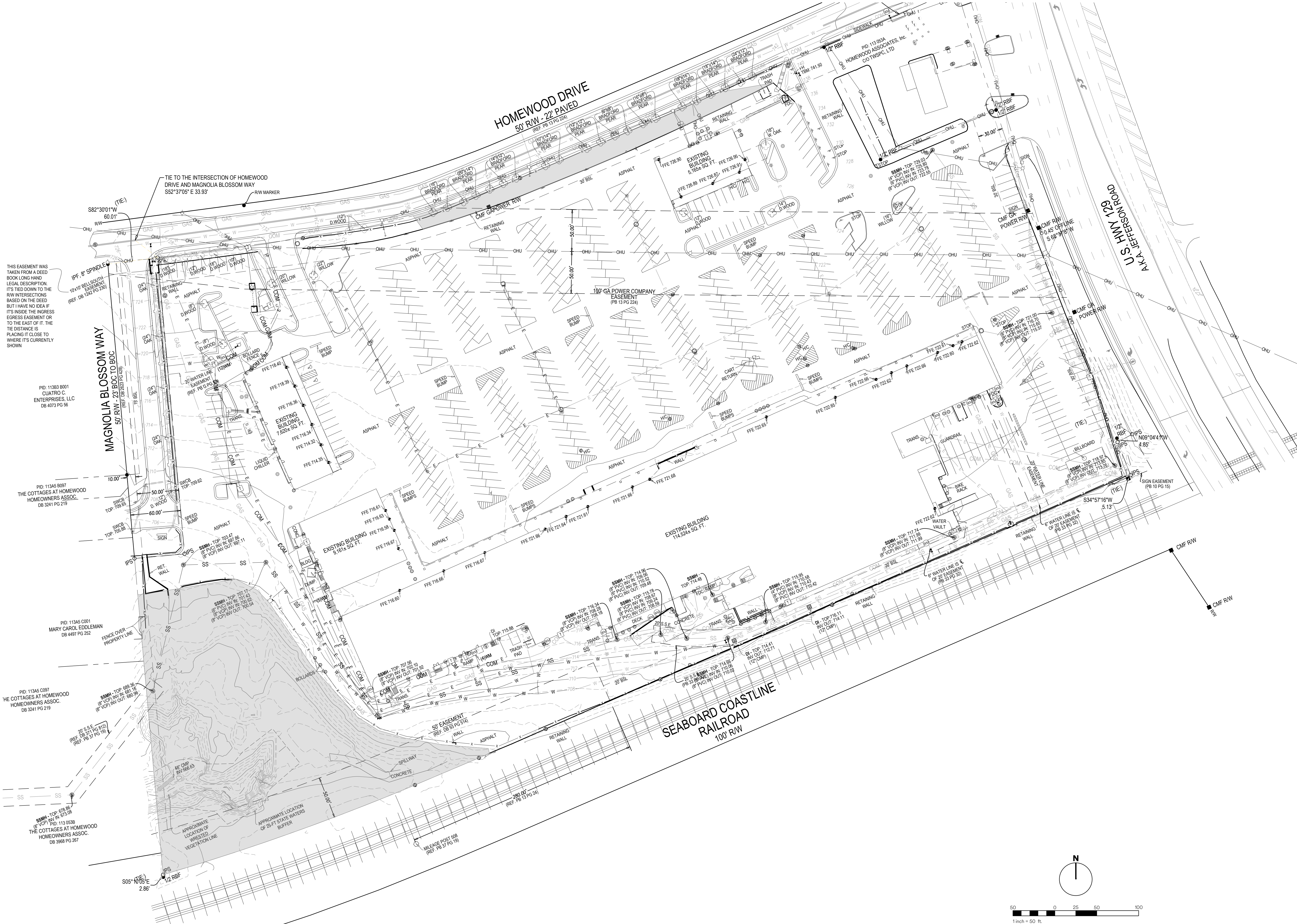
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Existing Conditions



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Sheet Title:

Master PD Site

Location: S:\1 Projects\Lucas, TJ - Homewood Village 2025-3522\03-Concepts\02-Entitlements\Master PD Revised Creation date: Thursday, October 2, 2025 2:37:46 PM
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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(P)
EXISTING USE	RETAIL
PROPOSED USE	MIXED-USE

FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13059C0014E, DATED 09/30/2016. THERE ARE ENVIRONMENTAL AREAS ON THE SITE (STATE BUFFER, DEPICTED ON THE SOUTHWESTERN CORNER.
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.
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PHASING	THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN PHASES. REFER TO THE PROJECT NARRATIVE FOR PHASING PLAN.
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DENSITY

	CALCULATIONS
MAXIMUM	C-G ZONE 24 BEDS PER ACRE 24 BEDS X 15.952 ACRES = 382 BEDS
PROVIDED	382 BEDS

UNIT MIX

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

PARKING

	REQUIRED	PROVIDED
TOWNHOMES 2 SPACES PER UNIT 2 SPACES X 8 UNITS = 16	16	16
ONE BED UNDER 500 SF 1 SPACE PER BED 1 X 35 = 35	35	35
ONE BED OVER 500 SF 1.5 SPACES PER BED 1.5 X 57 = 86	86	86
TWO BEDS AND UP 2 SPACES PER BED 2 X 133 = 266	266	225
SUB - TOTAL RESIDENTIAL	403	362 *

RETAIL 1 SPACE PER 300 SF SF - 92,000 / 300 = 306	306	211
RESTAURANT 1 SPACE PER 4 SEATS 260 SEATS / 4 = 60	60	60
SUB - TOTAL COMMERCIAL	366	271 *
TOTAL FOR PROJECT	769	633

* REDUCED PARKING WAIVER REQUESTED FROM CODE SEC. 9-30-2, UTILIZING MIXED-USE SHARED PARKING - 14 ADA SPACES PROVIDED - 32 BIKE PARKING SPACES PROVIDED

OPEN SPACE

	CALCULATIONS
REQUIRED	15.957 AC X 20% = 3.1914 AC 20% MINIMUM = 138,974 SF
PROVIDED	23.9% OR 166,068 SF

PLAZA SPACE

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

UTILITY DATA

WATER SUPPLY	ATHENS CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS CLARKE COUNTY. REFER TO NOTE ON UTILITY SHEET REGARDING WET-WEATHER SEWER CAPACITY.
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.



Seals:



Project Info:

Homewood Village
Athens-Clarke County

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

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Sheet Title:

Master PD Tree Management
Plan

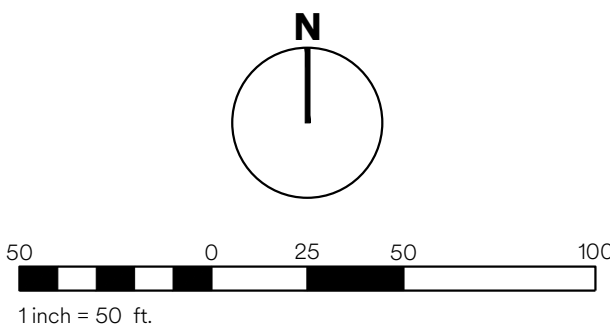
PROPOSED PLANTED TREES		
	QUANTITY PROPOSED	TOTAL CANOPY SF
LARGE CANOPY TREES (1,600 SF)	109	174,400 SF
MEDIUM CANOPY TREES (900 SF)	63	56,700 SF
SMALL CANOPY TREES (400 SF)	168	67,200 SF
TOTAL	340	298,300 SF

CANOPY CALCULATIONS		
	REQUIRED	PROVIDED
CONSERVED CANOPY (EXISTING = 11.3%)	10% OR 67,957 SF (SEE REQUESTED WAIVER)	26,000 SF OR 4%
PLANTED AND CONSERVED CANOPY	43% OR 298,300 SF	324,300 SF OR 47%

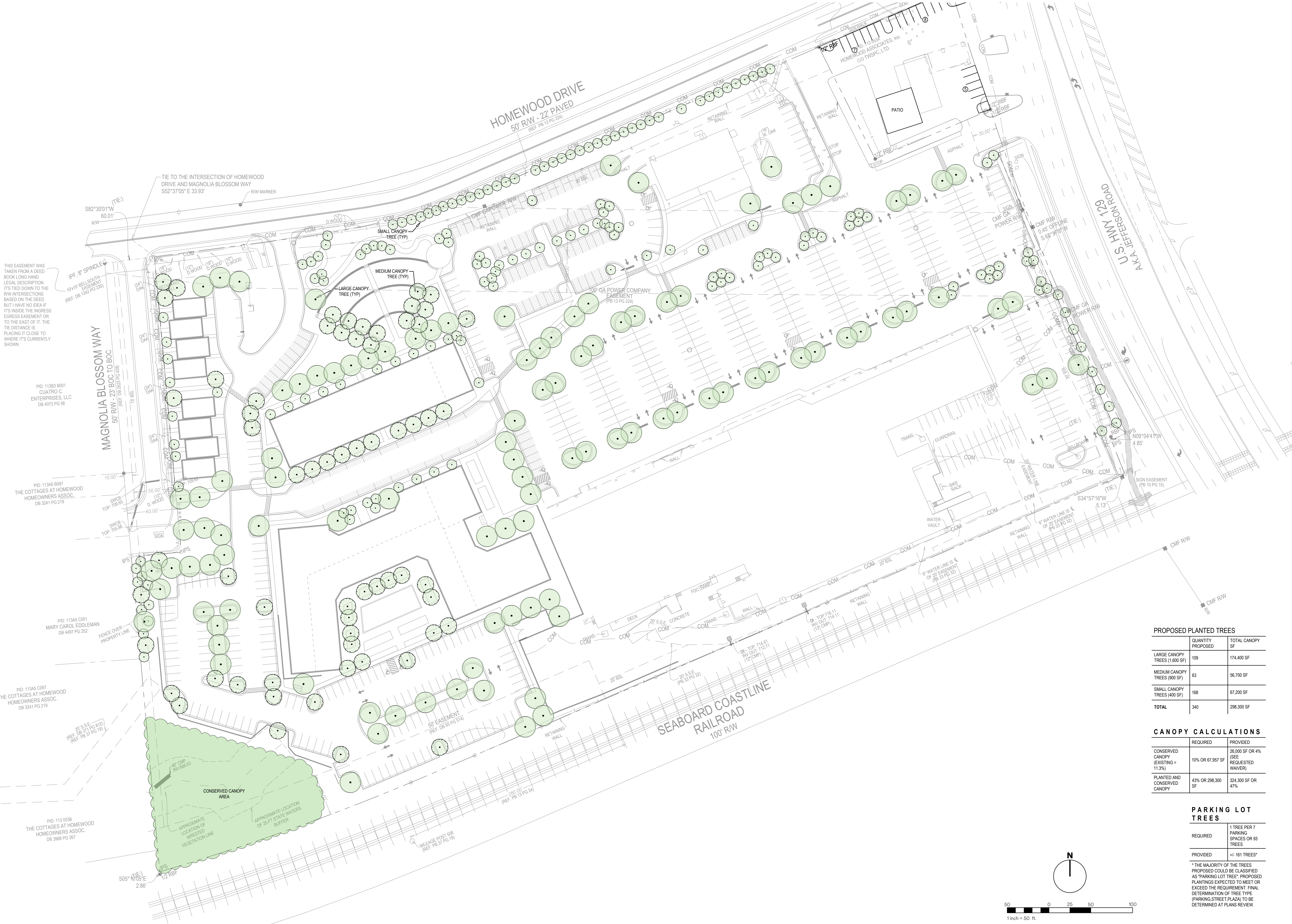
PARKING LOT TREES

REQUIRED	1 TREE PER 7 PARKING SPACES OR 93 TREES
PROVIDED	+/- 161 TREES*

* THE MAJORITY OF THE TREES PROPOSED COULD BE CLASSIFIED AS "PARKING LOT TREE". PROPOSED PLANTINGS EXPECTED TO MEET OR EXCEED THE REQUIREMENT. FINAL DETERMINATION OF TREE TYPE (PARKING, STREET, PLAZA) TO BE DETERMINED AT PLANS REVIEW.



Location: S11, Projecta Laco, TJ - Homewood Village 2025-3522, 03-Concepts 02-Entitlements Master PD Revised Creation date: Thursday, October 2, 2025 2:37:46 PM
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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 _____

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-01

COMMENTS

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1 VIEW BETWEEN BLDG 100 & 200



2 VIEW BETWEEN BLDG 100 & 200

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 SUBMISSION¹

DATE _____

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-02

COMMENTS



1 VIEW FROM MAGNOLIA DR.



2 VIEW AT RETAIL TOWARDS BLDG 100

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][illegible]ZONING SUBMISSION[®]

DATE _____

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-03

COMMENTS



1 VIEW BETWEEN BLDG 100 & 200



2 VIEW BETWEEN BLDG 100 & 200

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 SUBMISSION¹

DATE _____

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-05

COMMENTS

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



2 BUILDING 100 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



3 BUILDING 100 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 BUILDING 100 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

INTERIOR LAYOUT IS STILL IN DEVELOPMENT. FINAL AMENITY/LOBBY LOCATION
TBD. OVERALL ARCHITECTURAL CHARACTER WILL REMAIN CONSISTENT, WITH
MINOR FAÇADE ADJUSTMENTS AS NEEDED.

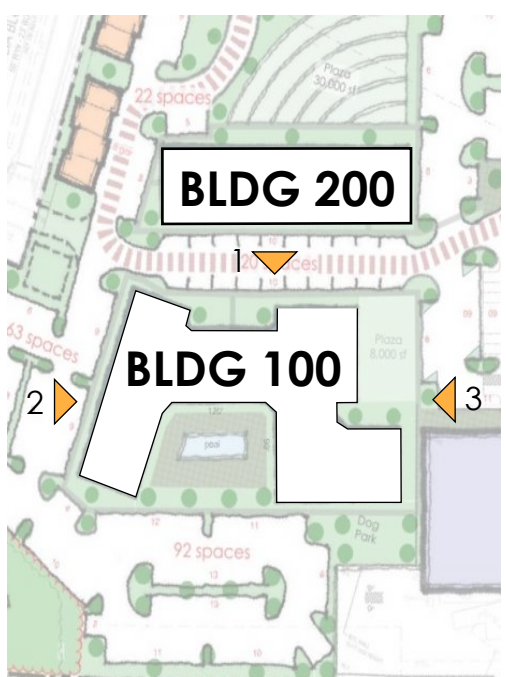
KEYED NOTES

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
BR-2	BRICK VENEER	DARK CHARCOAL
WD-1	WOOD LOOK SIDING	TEXAS HONEY
MR-1	ALUMINUM RAILING W/ PICKETS	BLACK
SF-1	ALUMINUM STOREFRONT	BLACK

NOTES

1. REFER TO SITE PLAN FOR BUILDING ORIENTATION.
2. ALL TOILET AND DRYER EXHAUST VENT CAPS SHALL BE PAINTED TO MATCH ADJACENT SURFACE.
3. ALL EXPOSED SLAB EDGES SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. EXPOSED SPACING OF ALTERNATIVE LAP SIDING 4", 4", 6", 8", 8"

KEY PLAN



ZONING SUBMISSION

DATE 10/03/2025

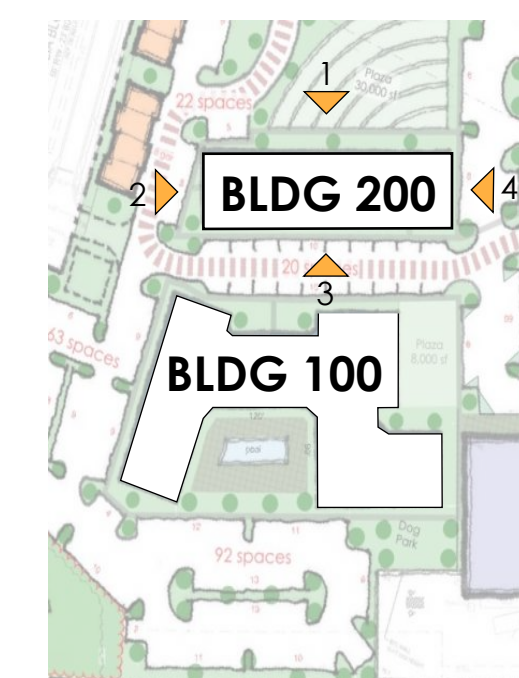
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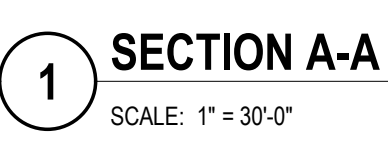
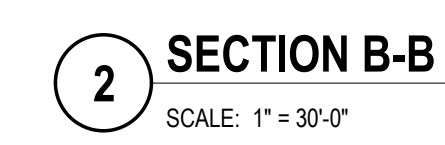
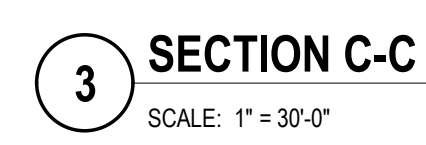
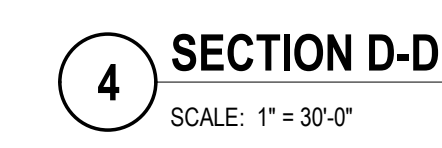
SHEET TITLE OVERALL ELEVATIONS
BUILDING 100

SHEET NUMBER

A4-01

COMMENTS





PROJECT

HOMWOOD VILLAGE

ATHENS-CLARKE COUNTY
ATHENS, GA
FOR CARTER

[illegible]

ISSUE	SCHEMATIC DESIGN
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DATE	09/29/2025
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JOB NUMBER	2443804
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SHEET TITLE
OVERALL STREET SECTIONS

SHEET NUMBER **A1**

COMMENTS	AI
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