

# Homewood Village

Athens, GA  
Athens-Clarke County

spg

## Master Planned Development

08/01/25

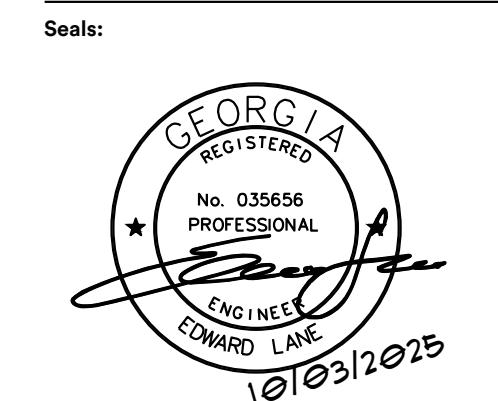


Location: SM Projects/LaCo, Td - Homewood Village 2025-352203 Concepts/02-Environments/Master PD Revised Creation date: Tuesday, September 30, 2025 7:02:06 AM  
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A1	Overall Street Sections



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:  
 Planners + Engineers

SPG Planners + Engineers  
1725 Electric Avenue, STE 320  
Watkinsville, GA 30677  
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www.onespg.com

Sheet Title:  
Cover Sheet

**PD-0**

Location: S:\1\Projects\Laco, T\ - 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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THIS EASEMENT WAS  
TAKEN FROM A DEED  
BOOK LONG HAND  
LEGAL DESCRIPTION.  
IT'S TIED DOWN TO THE  
R/W INTERSECTIONS  
BASED ON THE DEED  
BUT I HAVE NO IDEA IF  
IT'S INSIDE THE INGRESS  
EGRESS EASEMENT OR  
TO THE EAST OF IT. THE  
TIE DISTANCE IS  
PLACING IT CLOSE TO  
WHERE IT'S CURRENTLY  
SHOWN

PID: 113B3 B001  
CUATRO C.  
ENTERPRISES, LLC  
DB 4073 PG 56

PID: 113A5 B097  
THE COTTAGES AT HOMEWOOD  
HOMEOWNERS ASSOC. —

PID: 113A5 C097  
THE COTTAGES AT HOMEWOOD  
HOMEOWNERS ASSOC.

PID: 113A5 C097  
TTAGES AT HOMewood  
MEOWNERS ASSOC.

SS

SS

SSMH - TOP: 678.86  
(8" VCP) INV IN: 673.08  
PID: 113 053B  
THE COTTAGES AT HOMECOMING  
HOMEOWNERS ASSOC.  
5-2008 PG 267

# MAGNOLIA BLOSSOM WAY

— 10.

**HOMEWOOD DRIVE**  
50' R/W - 22' PAVED  
(REF. PB 13 PG 224)  
(12") (12")  
**BRADFOR**  
**DR**

HWY 129  
JEFFERSON ROAD  
U.S. A.  
A.K.A.

## Project Info:

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

### **Firm Info:**

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Watkinsville, GA 30677

706.769.9515

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**Sheet Title:**

## Existing Conditions

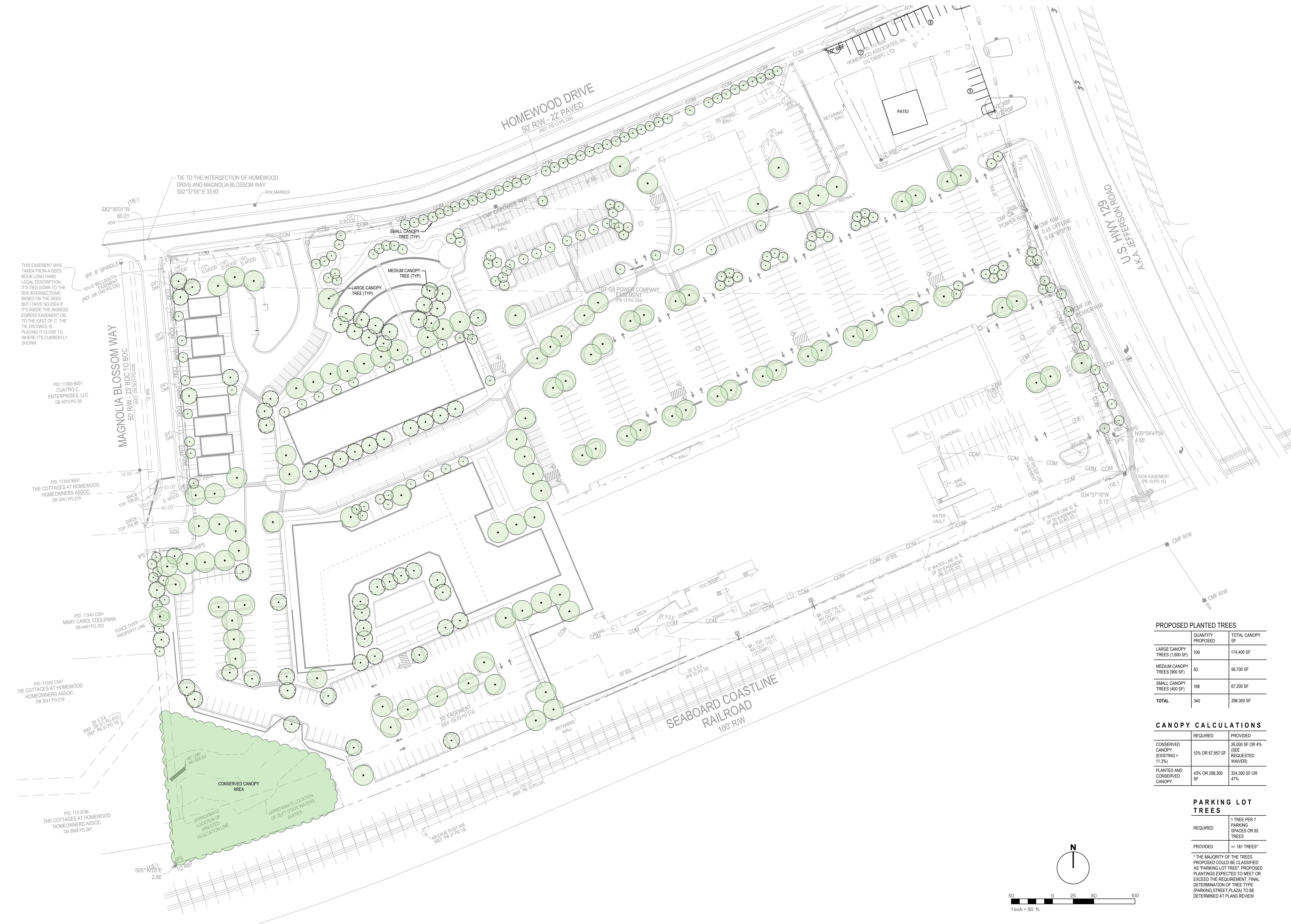
50 0 25 50 100

1 inch = 50 ft

# PD-1









# 1 VIEW ALONG HOMEWOOD DR.



# VIEW HOMewood DR. & MAGNOLIA

# 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

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**ISSUE**

## ZONING SUBMISSION

DATE

10/03/2025

**JOB NUM**

SHEET TITLE

ARCHITECTURE

AB 01

---

**COMMENTS**



# 1 VIEW BETWEEN BLDG 100 & 200



# VIEW BETWEEN BLDG 100 & 200

# PRESTON

# ARCHITECT

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SEAL

---

## PROJECT

# Carter/Austin Sumner Properties

FOR Carter USA

**SHEET HISTORY**

## ISSUE

## ZONING SUBMISSION

10/03/2025

S410004

**SHEET TITLE**

## STRUCTURAL RENDERINGS

**SHEET NUMBER**

AP 02

#### DOCUMENTS

**AR-02**



# VIEW FROM MAGNOLIA DR.



## VIEW AT RETAIL TOWARDS BLDG 100

# PRESTON

# ARCHITECT

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SEAL

---

PROJECT

# **Carter/Austin Sumner Properties**

FOR Carter USA

---

**ISSUE**

## ZONING SUBMISSION

10/03/2025

10/03/2023

1000

2445004

RENDERINGS

AKU

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# AR-03



# 1 EXISTING RETAIL WITH PROPOSED MIXED-USE



# VIEW FROM PROPOSED RESTAURANT

# PRESTON

# ARCHITECT

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## CLIENT

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SEAL

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## PROJECT

# Carter/Austin Sumner Properties

FOR Carter USA

---

**ISSUE**

## ZONING SUBMISSION

10/03/2025

10/03/2023

2443804

SHEET 1

## STRUCTURAL RENDERINGS

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## ANSWER

SHEET 1

AR-04

1000



# **VIEW BETWEEN BLDG 100 & 200**



**VIEW BETWEEN BLDG 100 & 200**

# PRESTON

# ARCHITECT

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SEAL

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## PROJECT

# Carter/Austin Sumner Properties

FOR Carter USA

---

**ISSUE**

## ZONING SUBMISSION

10/03/2025

10/03/2023

2442804

CHARTER 7

## STRUCTURAL RENDERINGS

## RENDERING

Page 2

# AR-05

— 11 —

The Preston Partnership, LLC

The Preston Partnership, LLC

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SEAL

**PROJECT**  
**Carter/Austin Sumner Properties**

FOR Carter USA

**SHEET HISTORY**  
 ISSUE DATE

**ISSUE**  
**ZONING SUBMISSION**

DATE 10/03/2025

JOB NUMBER 2443804

**SHEET TITLE**  
**OVERALL ELEVATIONS  
BUILDING 100**

SHEET NUMBER A4-01

COMMENTS



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.

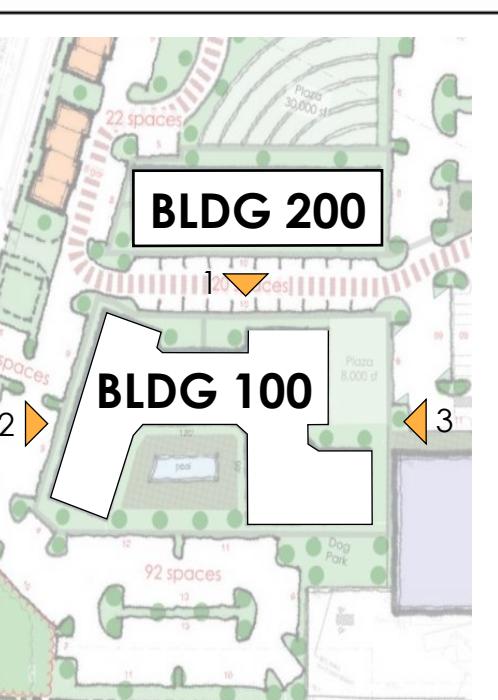
## KEYED NOTES

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



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**CLIENT**  
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Atlanta, GA 30312  
Contact: TJ Laco  
Tel. 678.232.3509

SEAL



4 BUILDING 200 - EAST ELEVATION

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



3 BUILDING 200 - SOUTH ELEVATION

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



2 BUILDING 200 - EAST ELEVATION

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



1 BUILDING 200 - NORTH ELEVATION

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

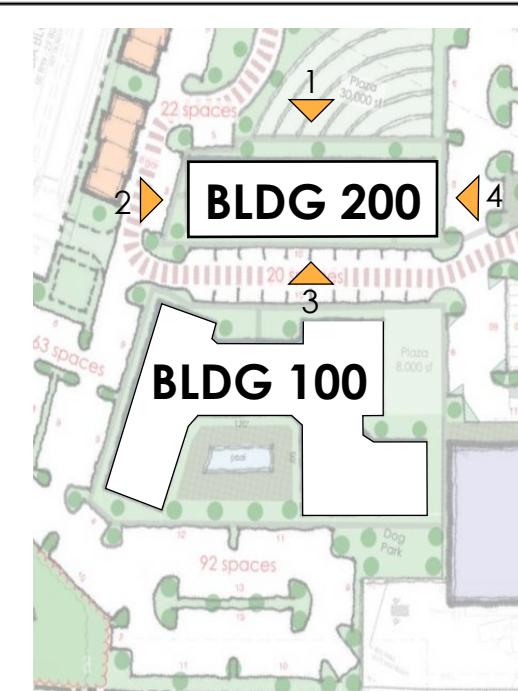
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## KEY PLAN



## ZONING SUBMISSION

DATE 10/03/2025

JOB NUMBER 2443804

SHEET TITLE OVERALL ELEVATIONS

BUILDING 200

SHEET NUMBER A4-02

COMMENTS

# 2 TOWNHOMES - BACK ELEVATION

SCALE: 3/16" = 1'-0"



# 2 TOWNHOMES - BACK ELEVATION

SCALE: 3/16" = 1'-0"



# 1 TOWNHOMES - FRONT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES		
TAG	DESCRIPTION	COLOR/FINISH
CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE
CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY
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