



PLAT-0213-2025

0 Cambridge Rd

Preliminary Plat for
Cambridge Place Subdivision

Aerial



Zoning



Character Area



Where Georgia comes together.

STAFF REPORT

December 3, 2025

CASE NUMBER: PLAT-0213-2025
APPLICANT: Patriot Development Group, LLC
REQUEST: Preliminary Plat – Cambridge Place Subdivision
LOCATION: 1380 Cambridge Dr; Tax Map No.: 0P43AA 006000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-1, Single-Family Residential	Single-Family Residential
South	R-1, Single-Family Residential	Single-Family Residential
East	R-1, Single-Family Residential	Single-Family Residential
West	R-1, Single-Family Residential	Single-Family Residential

SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-1
2. Use: Single-family detached residential subdivision
3. Number of Lots: 38 total lots
4. Conservation Areas: 10.2 acres
5. Overall Density: 2.13 units / acre (38 units / 17.76 acres, staff calculation)
6. Street rights of way: 50'
7. Setbacks: Front: 25'; Rear: 20'; Side Building: 8'

STAFF COMMENTS: The applicant is requesting approval of a 38-lot subdivision on a new Cambridge Road, located at 1380 Cambridge Drive. The plat submittal is located on 17.76 acres of vacant land.

A compliant 0.26 acre pocket park is labeled near the northern entry point in accordance with code [Section 6-10.14](#).

STAFF RECOMMENDATION: Staff recommend approval of the application as presented.



Where Georgia comes together.

Application # PLAT 0213-2025

Application for Subdivision
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Patriot Development Group, LLC	WGS LLC
*Title	Dylan Wingate	
*Address	817 GA 247-Hwy, Unit 10, Kathleen, GA 31047	9008 HWY 16 Senoia, GA 30276
*Phone	[REDACTED]	
	[REDACTED]	

Property Information

*Street Address	1380 Cambridge Dr	
*Tax Map #(s)	0P43AA 006000	*Zoning Designation R-1
*# Original Lots	0	*Total Acreage 17.76
*# Proposed Lots	38	*Total Acreage 17.76

Instructions

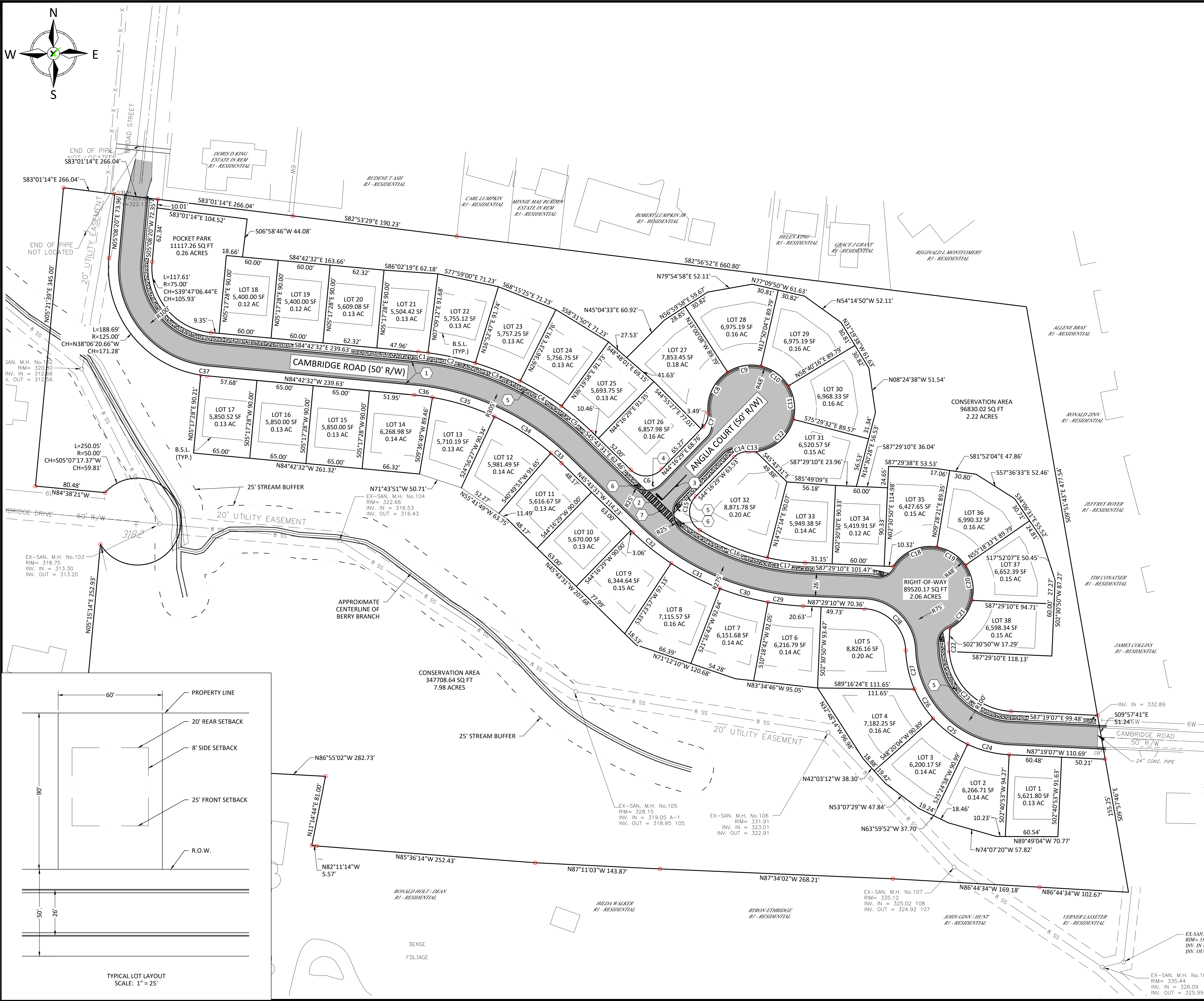
1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$94.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$172.00
 - C. Major Subdivision, Final Plat: \$70.00 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	[Signature]	*Date	10/29/2025
*Property Owner/Authorized Agent	[Signature]	*Date	10/29/2025

Revised 7/1/24



SITE DATA TABLE			
PROJECT ADDRESS		1380 CAMBRIDGE DRIVE, PERRY, GEORGIA 31069	
PARCEL NUMBER		OP43AA 006000 (±18.04 ACRES ACRES)	
ZONING		R-1	
PROJECT AREA		18.04 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	N/A
SIDE	8'	SIDE	N/A
REAR	20'	REAR	N/A

- PRELIMINARY PLAT NOTES:
- THIS IS A PRELIMINARY PLAT TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAT.
 - ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOCAL MUNICIPALITY, AND THERE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLATTED EASEMENTS.
 - ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
 - TOTAL WIDTH OF STREETS INCLUDES LANE WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO USE 24" CONCRETE CURB AND GUTTER ("ROLLED CURB" TYPE).
 - THE BOUNDARY SURVEY WAS PROVIDED BY MCLEOD SURVEYING, LLC. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
 - THE PROPOSED DEVELOPMENT IS LOCATED AT 1380 CAMBRIDGE DRIVE, PERRY, GEORGIA 31069. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST FOOT ZONE. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).
 - WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.
 - STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 200 FEET OF THE PROJECT AREA.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP PANEL 13153C0154E FOR CITY OF PERRY, GEORGIA, WITH AN EFFECTIVE DATE OF 09/28/2007. FLOOD ZONE "X" DENOTES AREA OF MINIMAL FLOOD HAZARD.

HATCH LEGEND:	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK

- KEY NOTES:
- 1 24" CURB & GUTTER (±3,426 L.F.)
 - 2 24" WHITE STOP BAR
 - 3 5" DOUBLE YELLOW CENTER LINE STRIPING
 - 4 30" STOP SIGN (R1-1) & STREET NAME SIGN
 - 5 5' SIDEWALK
 - 6 ADA HANDICAP RAMP
 - 7 8' WIDE CROSSWALK STRIPING

LEGEND	
	B.S.L. BUILDING SETBACK LINE

AXIS
ENGINEERING CONSULTANTS
LEESBURG • VALDOSTA • WARNER ROBINS

GEORGIA
★
AXIS ENGINEERING CONSULTANTS
PEFO09117
06/30/2026
★
CERTIFICATE OF AUTHORIZATION

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

GEORGIA
★
REGISTERED
No. PE032671
PROFESSIONAL
10/31/2025
★
ENGINEER
BRYAN HILL BRYAN

PRELIMINARY PLAT

CAMBRIDGE PLACE SUBDIVISION

PERRY, HOUSTON COUNTY, GEORGIA

PATRIOT DEVELOPMENT GROUP

PROJECT NO. 25-25173

DATE: 10/31/2025

DRAWN BY: BJM

CHECK BY: BHB

SCALE: 50' 25' 0' 50'

GRAPHIC SCALE 1" = 50'

SHEET NO. 1

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
12	5981.49 S.F.	311.92	90.34 77.66 91.65 52.27	N24°56'27"E S57°06'50"E S40°49'53"W N55°41'49"W
16	5850.00 S.F.	310.00	90.00 65.00 90.00 65.00	N05°17'28"E S84°42'32"E S05°17'28"W N84°42'32"W
15	5850.00 S.F.	310.00	90.00 65.00 90.00 65.00	N05°17'28"E S84°42'32"E S05°17'28"W N84°42'32"W
14	6268.98 S.F.	318.85	66.32 90.00 45.00 6.95 21.12 89.46	N84°42'32"W N05°17'28"E S84°42'32"E S84°42'32"E S82°32'52"E S09°36'49"W
20	5609.08 S.F.	304.65	62.32 90.00 62.32 90.00	N84°42'32"W N05°17'28"E S84°42'32"E S05°17'28"W
34	5419.91 S.F.	300.66	60.00 90.33 23.96 36.04 90.33	N87°29'10"W N02°30'50"E S87°29'10"E S87°29'10"E S02°30'50"W
21	5504.42 S.F.	303.05	11.23 47.96 90.00 62.18 91.68	N83°44'04"W N84°42'32"W N05°17'28"E S86°02'19"E S07°09'12"W
35	6427.65 S.F.	343.67	17.06 89.35 58.43 10.32 90.33 24.65 53.53	S81°52'04"E S09°28'21"W S65°59'36"W N87°29'10"W N02°30'50"E N02°30'50"E S87°29'38"E
22	5755.12 S.F.	310.40	55.75 91.68 71.23 91.74	N77°55'13"W N07°09'12"E S77°59'00"E S16°52'47"W
36	6990.32 S.F.	333.11	30.71 89.79 40.00 89.35 30.80 52.46	S34°06'31"E S55°18'33"W N57°36'33"W N09°28'21"E S81°52'04"E S57°36'33"E
23	5757.25 S.F.	310.47	55.74 91.74 71.23 91.76	N68°14'31"W N16°52'47"E S68°15'25"E S26°36'23"W
37	6652.39 S.F.	329.50	27.27 94.71 42.47 89.79 24.81 50.45	S02°30'50"W N87°29'10"W N10°21'18"W N55°18'33"E S34°06'31"E S17°52'07"E
24	5756.75 S.F.	310.46	55.74 91.76 71.23 91.73	N58°33'50"W N26°36'23"E S58°31'50"E S36°19'58"W
27	7853.45 S.F.	373.87	54.73 17.45 3.49 77.01 41.63 60.92 28.85 89.79	S25°38'20"W S19°16'38"W S44°16'29"W N44°55'27"W N48°48'01"W N45°04'33"E N56°59'58"E S33°00'08"E
25	5693.75 S.F.	308.76	10.46 46.07 91.73 27.53 41.63 91.35	N45°43'31"W N49°43'30"W N36°19'58"E S48°48'01"E S48°48'01"E S44°16'29"W
18	5400.00 S.F.	300.00	90.00 60.00 90.00 18.66 41.34	S05°17'28"W N84°42'32"W N05°17'28"E S84°42'32"E S84°42'32"E
26	6857.98 S.F.	324.89	65.27 39.27 52.00 91.35 77.01	S44°16'29"W S89°16'29"W N45°43'31"W N44°16'29"E S44°55'27"E
19	5400.00 S.F.	300.00	60.00 90.00 60.00 90.00	N84°42'32"W N05°17'28"E S84°42'32"E S05°17'28"W
33	5949.38 S.F.	311.46	31.15 43.73 90.07 56.18 90.33	N87°29'10"W N82°28'28"W N14°22'14"E S85°49'09"E S02°30'50"W
7	6151.68 S.F.	317.46	92.64 57.42 92.05 21.05 54.28	N21°16'42"E S74°12'18"E S10°18'42"W N83°34'46"W N71°12'10"W

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
6	6216.79 S.F.	320.98	73.99 92.05 40.83 20.63 93.47	N83°34'46"W N10°18'42"E S83°35'14"E S87°29'10"E S02°30'50"W
5	8826.16 S.F.	375.24	93.47 49.73 74.42 45.97 111.65	N02°30'50"E S87°29'10"E S44°50'49"E S12°44'39"E N89°16'24"W
3	6200.17 S.F.	318.39	90.89 50.00 90.99 19.24 47.84 19.42	N48°20'04"E S53°07'29"E S25°24'58"W N63°59'52"W N53°07'29"W N42°03'12"W
2	6266.71 S.F.	321.38	49.60 94.27 10.23 57.82 18.46 90.99	S75°57'05"E S02°40'53"W N89°49'04"W N74°07'20"W N63°59'52"W N25°24'58"E
17	5850.52 S.F.	310.22	90.21 7.33 40.19 17.49 90.00 65.00	N05°17'28"E S83°01'47"E S84°42'32"E S84°42'32"E S05°17'28"W N84°42'32"W
1	5621.80 S.F.	306.92	60.48 91.63 60.54 94.27	S87°19'07"E S02°40'53"W N89°49'04"W N02°40'53"E
32	8871.78 S.F.	359.10	84.48 44.67 63.53 17.45 9.02 49.88 90.07	N67°46'58"W N06°54'51"W N44°16'29"E N69°16'19"E N89°06'15"E S45°43'31"E S14°22'14"W
30	6968.33 S.F.	333.06	40.00 89.79 30.82 51.54 31.34 89.57	N08°24'38"W N58°40'16"E S31°19'38"E S08°24'38"E S14°30'28"W N75°29'32"W
29	6975.19 S.F.	333.33	40.00 89.79 30.82 52.11 30.81 89.79	N54°14'50"W N12°50'04"E S77°09'50"E S54°14'50"E S31°19'38"E S58°40'16"W
28	6975.19 S.F.	333.33	40.00 89.79 30.82 52.11 30.81 89.79	S79°54'58"W N33°00'08"W N56°59'58"E N79°54'58"E S77°09'50"E S12°50'04"W
31	6520.57 S.F.	336.71	60.59 89.57 56.53 23.96 56.18 49.88	N49°13'24"E S75°29'32"E S14°30'28"W N87°29'10"W N85°49'09"W N45°43'31"W
4	7182.25 S.F.	358.50	111.65 40.11 90.89 18.88 96.98	S89°16'24"E S32°28'23"E S48°20'04"W N42°03'12"W N32°48'14"W
38	6598.34 S.F.	341.85	60.00 118.13 9.37 17.29 42.35 94.71	S02°30'50"W N87°29'10"W N01°03'54"W N02°30'50"E N38°14'51"E S87°29'10"E
8	7115.57 S.F.	338.16	97.13 63.46 92.64 66.39 18.53	N33°23'57"E S62°39'40"E S21°16'42"W N71°12'10"W N45°43'31"W
9	6344.64 S.F.	325.12	90.00 3.06 56.94 97.13 77.99	N44°16'29"E S45°43'31"E S51°09'47"E S33°23'57"W N45°43'31"W
10	5670.00 S.F.	306.00	90.00 63.00 90.00 63.00	N44°16'29"E S45°43'31"E S44°16'29"W N45°43'31"W
11	5616.67 S.F.	306.31	91.65 16.83 48.17 90.00 48.17 11.49	N40°49'53"E S47°26'49"E S45°43'31"E S44°16'29"W N45°43'31"W N55°41'49"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	11.23'	330.00'	S83°44'04"E	11.23'
C2	55.75'	330.00'	S77°55'13"E	55.68'
C3	55.74'	330.00'	S68°14'31"E	55.67'
C4	55.74'	330.00'	S58°33'50"E	55.68'
C5	46.07'	330.00'	S49°43'30"E	46.04'
C6	39.27'	25.00'	N89°16'29"E	35.36'
C7	17.45'	20.00'	N19°16'38"E	16.90'
C8	54.73'	50.00'	N25°38'20"E	52.04'
C9	40.00'	50.00'	N79°54'58"E	38.94'
C10	40.00'	50.00'	S54°14'50"E	38.94'
C11	40.00'	50.00'	S08°24'38"E	38.94'
C12	60.59'	50.00'	S49°13'24"W	56.95'
C13	9.02'	50.00'	S89°06'15"W	9.00'
C14	17.45'	20.00'	N69°16'19"E	16.90'
C15	44.67'	25.00'	S06°54'51"E	38.96'
C16	84.48'	250.00'	S67°46'58"E	84.07'
C17	43.73'	250.00'	S82°28'28"E	43.68'
C18	58.43'	50.00'	N65°59'36"E	55.16'
C19	40.00'	50.00'	S57°36'33"E	38.94'
C20	42.47'	50.00'	S10°21'18"E	41.21'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C21	42.35'	50.00'	S38°14'51"W	41.10'
C22	9.37'	75.00'	S01°03'54"E	9.36'
C23	108.22'	75.00'	S45°58'53"E	99.07'
C24	49.60'	125.00'	N75°57'05"W	49.27'
C25	50.00'	125.00'	N53°07'29"W	49.67'
C26	40.11'	125.00'	N32°28'23"W	39.94'
C27	45.97'	125.00'	N12°44'39"W	45.72'
C28	74.42'	50.00'	N44°50'49"W	67.74'
C29	40.83'	300.00'	N83°35'14"W	40.80'
C30	57.42'	300.00'	N74°12'18"W	57.33'
C31	63.46'	300.00'	N62°39'40"W	63.35'
C32	56.94'	300.00'	N51°09'47"W	56.86'
C33	16.83'	280.00'	N47°26'49"W	16.82'
C34	77.66'	280.00'	N57°06'50"W	77.41'
C35	74.90'	280.00'	N72°43'22"W	74.68'
C36	21.12'	280.00'	S82°32'52"E	21.12'
C37	7.33'	125.00'	S83°01'47"E	7.33'

SITE DATA TABLE			
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PARCEL NUMBER		OP43AA 006000 (±18.04 ACRES ACRES)	
ZONING		PUD	
PROJECT AREA		18.04 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	XX'	FRONT	XX'
SIDE	XX'	SIDE	XX'
REAR	XX'	REAR	XX'

- PRELIMINARY PLAT NOTES:
- THIS IS A PRELIMINARY PLAT TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAT.
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LEESBURG ★ VALDOSTA ★ WARNER ROBINS



GEORGIA
REGISTERED
ENGINEER
No. PE032671
10/31/2025
BRIAN HILL, PE

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

PRELIMINARY PLAT

CAMBRIDGE PLACE SUBDIVISION

PERRY, HOUSTON COUNTY,
GEORGIA

PATRIOT DEVELOPMENT
GROUP

SCALE:
50' 25' 0' 50'
GRAPHIC SCALE 1" = 50'

SHEET NO.
2

PROJECT NO. 25-25173

DATE: 10/31/2025

DRAWN BY: BJM

CHECK BY: BHB