

STAFF REPORT

From the Department of Community Development
November 4, 2025

CASE NUMBER: SUSE-0196-2025
APPLICANT: Don Carter
REQUEST: A Special Exception to allow a multi-family residential development
LOCATION: 0 Lake Joy; Parcel No: 0P41A0 162000

REQUEST ANALYSIS: The subject property owner is requesting a special exception to construct a 197-unit, multi-family development on 31.30 AC near the corner of Houston Lake Road and Lake Joy Road.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the proposed use comply with the Comprehensive Plan and other adopted plans applicable to the subject property?*
The parcel is in a Suburban Residential character area in the Joint 2022 Comprehensive Plan, which calls for a mix of residential uses. A Multi-family development here would complement the nearby existing single-family townhomes and multi-family residential uses in the vicinity.
2. *Will the proposed use impact traffic volume or traffic flow and pedestrian safety in the vicinity?*
There will be an impact on the Lake Joy intersection and the traffic light at Houston Lake Road. A traffic study is required for the development to proceed and will be reviewed by the City, County, and GDOT. Appropriate measures to mitigate traffic concerns will be taken once the study is complete.
3. *Will the hours and manner of operation of the proposed use impact nearby properties and uses in the vicinity?*
The proposed use is not expected to operate in a manner that is unlike any other neighborhood and should not negatively impact surrounding properties or landowners.
4. *Will parking, loading/service, or refuse collection areas of the proposed use impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor?*
There are no expected adverse effects with regard to noise, light, glare, smoke, or odor. The developer will be required to maintain a significant landscape buffer between this parcel and any single-family residential parcel that is adjacent to it.
5. *Will the height, size, and/or location of proposed structures be compatible with the height, size, and/or location of structures on nearby properties in the vicinity?*
The proposed use will complement existing and proposed uses on the corner of Lake Joy Rd and Houston Lake Road. It will create a walkable area, where residents will have access to a major grocery retailers and other uses within a 5 – 10 minute walk.

6. *Is the parcel a sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use?*

The parcel is sufficient size for the proposed development. Any determinations relative to density are subject to review during the permitting process and will be addressed at that time. There is no expected future growth for this proposed use.

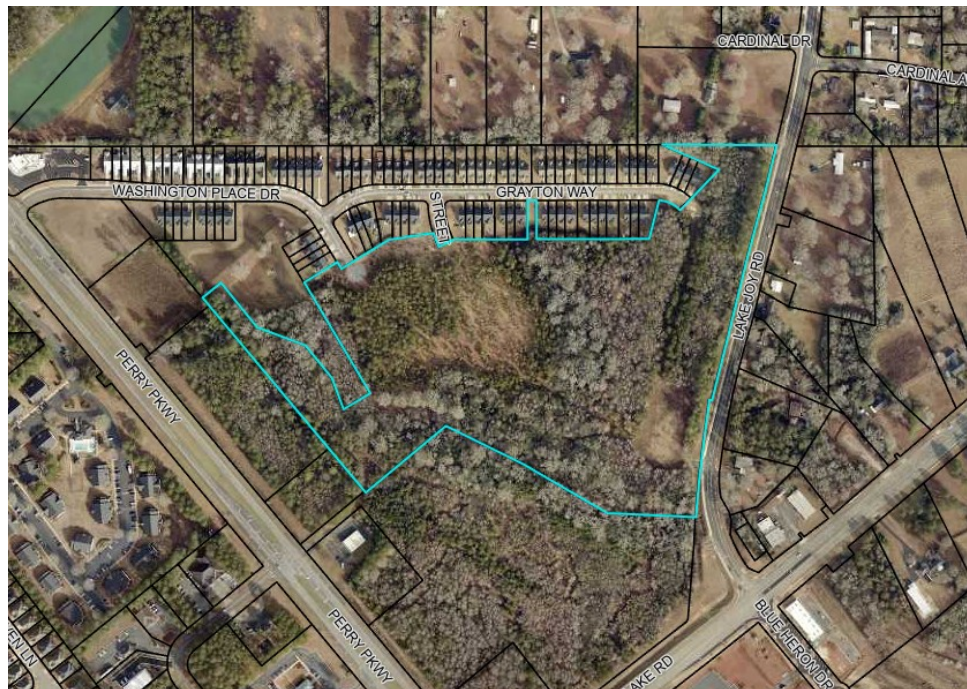
7. *Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.*

Utilities are available and city services are already provided to the parcel. Any perceived burden on streets will be addressed during the traffic study. Schools are not expected to be negatively affected by this development.

Staff Recommendation:

Approval with the following condition(s):

1. Traffic study must be completed to determine the impact of and appropriate mitigative measures for the development.

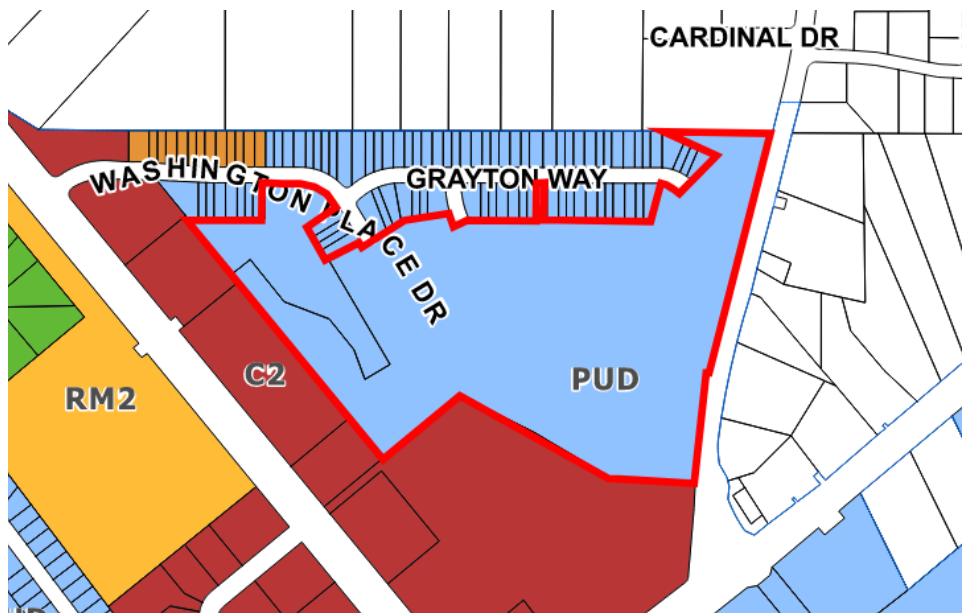


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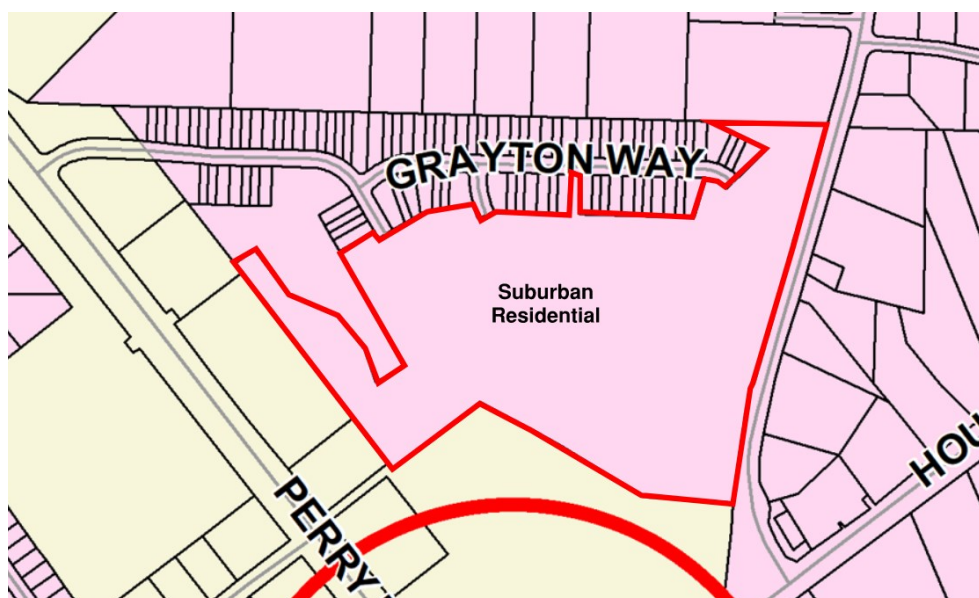
0 Lake Joy Road

Special exception to allow
a multi-family residential
development

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # SUSE 0196-2025

Application for Special Exception

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Don Carter, P.E.	Clint Ward
*Title	Principal	Principal
*Address	6310 Peake Road, Suite 200, Macon, GA 31210	5402 New Forsyth Road, Macon, GA 31210
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address On Lake Joy Road near the northwest corner of the Houston Lake Road and Lake Joy Road Intersection	
*Tax Map Number(s) 0P41A0 162000	*Zoning Designation PUD

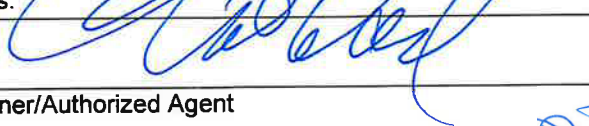

Request

*Please describe the proposed use:

Applicant request a special exception of 31.30 acres located off Lake Joy Road that is currently zoned PUD to allow multifamily use. The proposed multifamily development features a diverse mix of three distinct building types: one-story flats, two-story townhomes, and three-story apartment buildings. Together, these complementary building forms create a visually appealing and well-integrated residential community.

Instructions

1. The application and *\$325.00 fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
2. *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 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
3. *For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.
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. Special Exception applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. 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.
8. *Signatures:

*Applicant		*Date 10/2/2025
*Property Owner/Authorized Agent		*Date 10/2/2025

Standards for Granting a Special Exception

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?

- (1) Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity;
- (3) Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity;
- (4) Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor;
- (5) Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties in the vicinity;
- (6) Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use; and
- (7) Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools.

Revised 7/1/2025

Project Narrative – New Multifamily Community at Lake Joy Road

Applicant request a special exception to allow a multifamily development on 31.30 acres located off Lake Joy Road. The property is currently zoned PUD.

The proposed multifamily development features a diverse mix of three distinct building types: one-story flats, two-story townhomes, and three-story apartment buildings. Together, these complementary building forms create a visually appealing and well-integrated residential community.

Set within the welcoming city of Perry, Georgia, this new multi-family development combines the timeless charm of Southern cottage architecture with the vibrancy of a thoughtfully planned neighborhood. Known as the “Crossroads of Georgia,” Perry has long been celebrated for its friendly atmosphere, tree-lined streets, and reputation as a community where neighbors still know each other by name. This new development embraces those qualities, offering residents not just a home, but a lifestyle rooted in connection and comfort.

The community features a variety of residences to meet the needs of modern living while honoring the warmth of traditional Southern design. Single-story duplex and quadplex cottages line pedestrian-friendly streets, evoking the feel of a close-knit neighborhood, while three-story buildings add variety and convenience with stylish apartment living. Each home reflects classic cottage details—pitched roofs, wide porches, and tasteful landscaping—while inside, open layouts, natural light, and refined finishes provide an upscale living experience.

At the heart of the neighborhood is the community clubhouse, a true centerpiece designed to bring people together. Inside, a state-of-the-art fitness center offers residents the latest equipment in a bright, modern space. Outside, a resort-style pool and lounge area serve as a private retreat, perfect for relaxing on warm Georgia afternoons or gathering with neighbors on weekends.

Woven throughout the community are pocket parks, tree-lined sidewalks, and landscaped courtyards that encourage walking, conversation, and connection—mirroring the friendly character of Perry itself. Just minutes from Perry’s historic downtown, residents will enjoy easy access to local shops, restaurants, and community events, including the city’s renowned Georgia National Fairgrounds & Agricenter.

More than a neighborhood, this community is a modern expression of what makes Perry special: a place where charm meets convenience, where upscale living meets Southern hospitality, and where every resident can feel truly at home.

Development Area (31.30 Acres - Parcels 0P41A0 162000)

Proposed Use: 197-unit multifamily residential community.

The development will feature a mix of three building types: 19 one-story cottages, 10 two-story cottages, and 168 units within seven three-story apartment buildings. The community is designed to offer a variety of housing options while maintaining a cohesive and aesthetically appealing architectural style.

Amenities will include a clubhouse, swimming pool, mail kiosk, enclosed dumpster area, car wash and maintenance station, level lawn area, dog park, and playground. The building exteriors will feature a mix of complementary materials and architectural detailing to enhance the visual character of the development. All buildings will be designed in compliance with applicable building codes and fire safety standards.

Landscaping

The Landscaping Plan will incorporate trees, groundcovers, grassing, and foundation plantings throughout the development.

Lighting

Lighting will include LED street and parking lot lights for security and safety. Building mounted accent lighting will be provided on the buildings. Lighting will be directed downward and away from adjacent properties and streets.

Stormwater Management

The stormwater management design will provide stormwater equality treatment and attenuate stormwater flow rates to pre development conditions. The stormwater ponds will be maintained by the development owner.

Utilities

The development will be served by existing public water and sewage services located adjacent to the properties. These lines and mains will be extended as necessary to serve the developments. The water/fire protection system will connect to the existing City water main, and the project will be served with a master meter. The water lines and sewer lines within the development will be privately maintained by the development owner.

Project Signage

Project signage is anticipated to include a monument sign identifying the overall development and directional signage throughout the property.

Parking

The development will include conveniently located parking for each building, including the clubhouse. A minimum ratio of 1.5 spaces per unit will be provided, along with additional parking for the clubhouse.

Special Exception Criteria Responses – Multifamily Residential in PUD Zoning

1. Whether the proposed use complies with the Comprehensive Plan and other adopted plans applicable to the subject property:

The proposed multifamily development is consistent with the City of Perry's goals which encourages diverse housing options to support a growing and economically diverse population. The project contributes to the city's goals for quality residential development, walkable neighborhoods, and community-oriented design. The integration of traditional Southern architectural elements and modern amenities aligns with Perry's vision for managed growth that enhances community character and livability.

2. Whether the proposed use would impact traffic volume or traffic flow and pedestrian safety in the vicinity:

The proposed development has been designed with internal street networks and pedestrian pathways that promote safe circulation and connectivity. Primary access points are planned to minimize traffic impacts on adjacent roadways. Additionally, the location—within minutes of downtown Perry—provides convenient access to major thoroughfares, reducing the need for excessive local traffic buildup. Sidewalks, landscaped buffers, and traffic-calming measures will enhance pedestrian safety both within and around the site.

3. Whether the hours and manner of operation of the proposed use would impact nearby properties and uses in the vicinity:

As a residential community, the use is compatible with surrounding residential and mixed-use properties. Activities will occur primarily during standard daytime and evening hours, typical of residential neighborhoods. Community amenities such as the clubhouse, pool, and fitness center are for resident use only and will operate within reasonable hours to maintain neighborhood peace and quiet. There are no anticipated nuisances from operations.

4. Whether parking, loading/service, or refuse collection areas of the proposed use would impact nearby properties and uses in the vicinity, particularly with regard to noise, light, glare, smoke, or odor:

Parking areas are distributed throughout the site and buffered with landscaping to reduce visual impact. Refuse collection areas will be screened and located away from neighboring

properties, minimizing potential for odor or noise. Outdoor lighting will be designed with full cutoff fixtures to prevent light spillover, ensuring that nearby properties are not adversely affected. No industrial-level noise, smoke, or glare is anticipated from any site operations.

5. Whether the height, size, and/or location of proposed structures is compatible with the height, size, and/or location of structures on nearby properties:

The community includes a mix of one-story duplexes and quadplexes alongside three-story apartment buildings, providing a thoughtful transition in scale. This diversity in building height respects the surrounding context, with lower-profile structures along the perimeter and taller buildings strategically placed internally. The architectural style, setbacks, and landscaping ensure visual compatibility with nearby residential and mixed-use properties.

6. Whether the parcel is of sufficient size to accommodate the proposed use and the reasonable future growth of the proposed use:

Yes, the parcel is of sufficient size to support the proposed multifamily development and any reasonable future growth. The original "Washington Place Planned Unit Development - #14" established that the overall residential density would not exceed 13.0 dwelling units per acre. This proposal includes a thoughtfully designed mix of housing types and amenities at a proposed density of 7.16 units per acre, well below the approved maximum. The development comfortably accommodates all required elements, including residences, parking, internal streets, green space, and community facilities, while preserving flexibility for long-term community viability and design cohesion.

7. Whether the proposed use will cause an excessive burden on existing streets, utilities, city services, or schools:

Preliminary studies indicate that the project will not create an excessive burden on public infrastructure. Utility connections, stormwater systems, and road improvements will be constructed in accordance with city standards. The developer will coordinate with the City of Perry and relevant agencies to ensure adequate capacity and service. While the addition of new residents will modestly impact local schools and services, these impacts are typical of residential growth and consistent with the city's long-term planning projections.

Photos of Recent Three-Story Multifamily Buildings Completed by This Team





Proposed Renderings



Proposed Renderings



Entrance Into Longbridge



Remaining PowerPoint on file at
Community Development office.