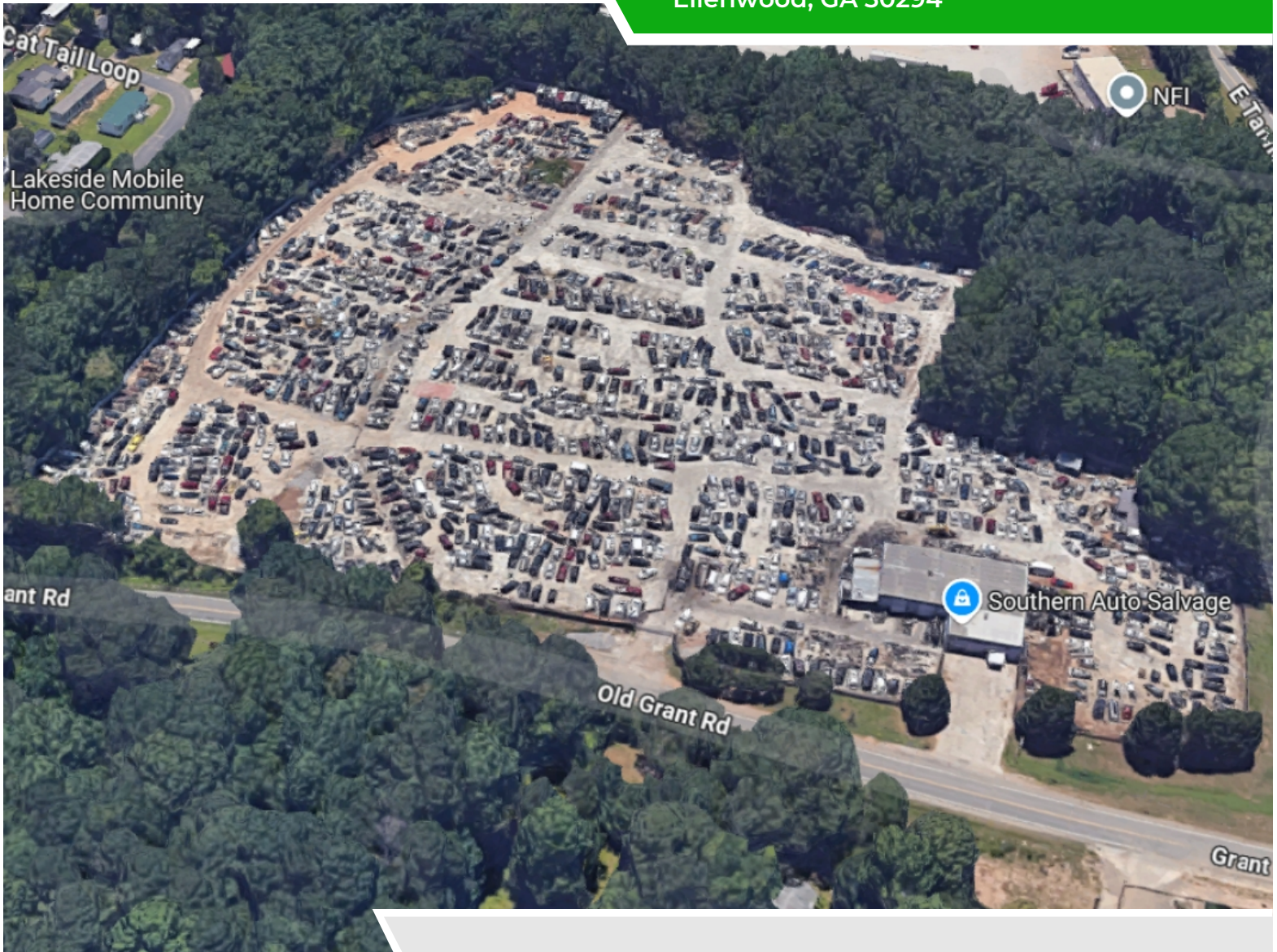


**3623
GRANT RD**

3623 Grant Rd
Ellenwood, GA 30294



Chris Springfield
CBI, PMP, REALTOR
Springfield Strategies
404.919.9868
License: 383338
chris.springfield@springfieldstrategies.com

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Property Info & Disclaimer	2	Property Description	3
Property Photos	4	Zoning Report - 3623 Grant Rd	6
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3623 Grant Rd

3623 Grant Rd
Ellenwood, GA 30294



3623
GRANT RD

PROPERTY INFORMATION

Undisclosed

Property Address
*3623 Grant Rd
Ellenwood, GA 30294*

Property Size
4 Units

Land Size
12.03 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

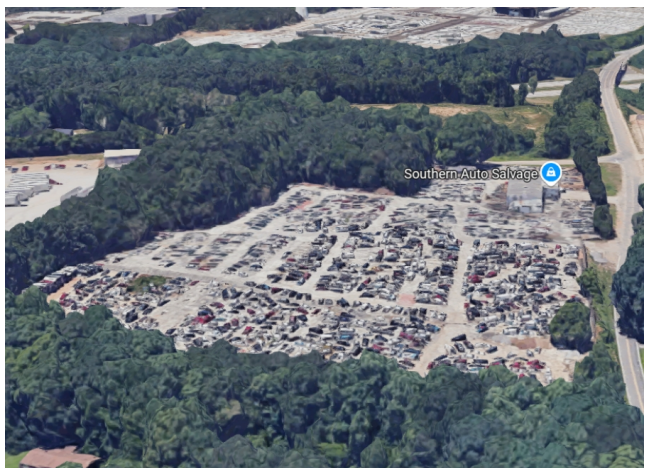
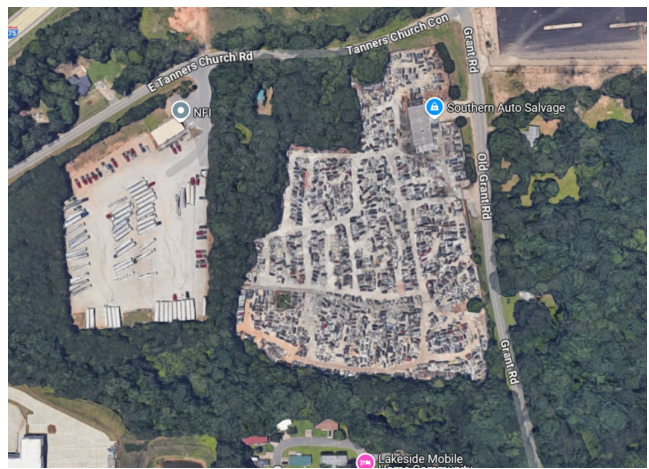
Discover a prime investment opportunity at 3623 Grant Rd, Ellenwood, GA. This unique assemblage comprises four parcels, totaling 12.03 acres (as per survey), all zoned for heavy industrial use. Nestled in a rapidly expanding industrial hub, this property offers an unparalleled chance to capitalize on the area's growth and development. The strategic location provides easy access to major transportation routes, making it an ideal site for businesses seeking to optimize logistics and operations. Whether you're looking to expand your existing industrial portfolio or seeking a robust entry point into the market, this premier property offers immense potential.

3623

GRANT RD

3623 Grant Rd
Ellenwood, GA 30294

PROPERTY PHOTOS



Zoning Compliance Report

DRAFT REPORT

PROJECT NUMBER:

25-35934-001

REPORT DATE:

09/16/2025



Southern Auto Salvage
3623 Grant Rd
Ellenwood, GA 30294

This report was prepared for:



In addition to:
CREtelligent Inc.

Submitted by: *Rachael Brady, Zoning Analyst*

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- 1) Summary of Findings
 - a) Conformance Status
 - b) Back-Up Documentation
 - c) Executive Summary
- 2) Site and Ordinance Summary
 - a) Site Summary
 - b) Zoning Summary
- 3) Special Permitting or Zoning Conditions
- 4) Code Violations
- 5) Certificates of Occupancy
- 6) Adjacent Property Zoning
- 7) Property Specifications
 - a) Setbacks
 - b) Height
 - c) Area
 - d) Density
 - e) Parking
- 8) Zoning Officials Contacted
- 9) Additional Comments
- 10) Comments
 - a) General Comments
 - b) Items Beyond the Scope of this Report
 - c) Surveyor
- 11) Zoning Table
- 12) Enclosures

Disclaimer: The conclusions in this Zoning Compliance Report, and the materials contained herein are based upon information available in public records, statements of public officials and the examination of survey, appraisal and other documentation provided to, but not prepared by CREtelligent. CREtelligent expressly disclaims liability for damages, directly or indirectly, as a result of errors, omissions or discrepancies with regard to this information. This Zoning Compliance Report is not a legal opinion and should not be construed as one. Recipients of this Zoning Compliance Report should conduct their own appropriate legal research and must exercise their own independent legal and business judgment in using these materials. If required, independent legal or other professional advice should be obtained.

1) Summary of Findings

a) Conformance Status

Use:	Legal Non-Conforming
Setback:	Conforming
Height:	Conforming
Area:	Conforming
Density	Conforming
Parking	Legal Non-Conforming

b) Back-Up Documentation

Documentation Requested	Status
Zoning Verification Letter, Approved site plan, Zoning Violations, Building Violations, Fire Violations	Complete
Fire Violations	Complete
Approved site plan, Certificate of Occupancy, Zoning Violations, Building Violations	Complete

*The items listed above were requested but may or may not have been provided. See attachments for documentation received.

c) Executive Summary

<p><u>Background</u></p> <p>The subject property is a auto salvage yard located at 3623 Grant Rd in the County of Clayton, GA. The subject property is located within the HI Heavy Industrial District.</p>

Overall Status: LEGAL NONCONFORMING.

The subject property's current use and structure were legally approved and constructed prior to the adoption of the current zoning ordinance requirements and any current nonconforming characteristics [use, parking] would be considered pre-existing, grandfathered, legal nonconforming.

Use: The subject property's current use, Auto Salvage Yard, is NOT permitted in the HI Heavy Industrial District and is considered legal non-conforming.

Setbacks: The subject property is in compliance with the setback requirements set forth in the zoning ordinance and is legal conforming.

Height: The subject property is in compliance with the height requirements set forth in the zoning ordinance and is legal conforming.

Area: The subject property is in compliance with the area requirements set forth in the zoning ordinance and is legal conforming.

Density: The subject property is in compliance with the density requirements set forth in the zoning ordinance and is legal conforming.

Parking: The subject property is NOT in compliance with the parking requirements set forth in the zoning ordinance and is legal non-conforming.

Right to Rebuild

(Enclosure 02. Zoning Code Sections)

All other structures: Should such nonconforming multifamily residential, commercial or industrial structure and should a portion of the structure located on a parcel be destroyed by any means to an extent of more than sixty (60) percent of the total replacement cost of all structures on the parcel at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Article.

2) Site and Ordinance Summary

a) Site Summary

Size of Property:	522,150 SF / 11.99 AC
Building Size (GFA):	7,383 SF
Building Footprint:	7,383 SF

b) Zoning Summary

Jurisdiction:	County of Clayton, GA
Zoning District(s):	HI Heavy Industrial District
Existing Land Use:	Auto Salvage Yard
Authorized Land Use:	Junk Salvage Yard

3) Special Permitting

The subject property has not been approved for any special permits, variances or zoning relief of any kind.

4) Code Violations

Building:	Per Clayton County Public Records Center, there are no open building code violations.
Fire:	Per Clayton County Fire Records Portal, there are no open fire code violations.
Zoning:	Per Clayton County Public Records Center, there are no open zoning code violations.

5) Certificates of Occupancy

The municipality does not have any Certificates of Occupancy on file for the subject property. The absence of a CO is not considered a violation and will not give rise to any enforcement action from the municipality.

6) Adjacent Property Zoning

North:	HI Heavy Industrial District
South:	HI Heavy Industrial District
East:	Manufactured Home Park
West:	HI Heavy Industrial District

7) Property Specifications

a) Setback

	Required	Existing
Front:	50 Feet Arterial; 45 Feet Collector; 40 Feet Local	55.4 Feet (Grant)
Side:	50 Feet	663.2 Feet
Street Side:	50 Feet Arterial; 45 Feet Collector; 40 Feet Local	48.8 Feet (Tanners Church)
Rear:	50 Feet	Approx. 354 Feet
What is the conformance status of the building setbacks?		Conforming

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

b) Height

	Allowed	Existing
Height:	None Specified	1 Story; BH in Feet Unknown
What is the conformance status of the building height?	Conforming	

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

c) Area

	Allowed	Existing
Minimum Lot Area:	None Specified	522,150 SF / 11.99 AC
Minimum Lot Depth:	None Specified	733.48 Feet
Minimum Lot Width:	None Specified	852.47 Feet
Minimum Road Frontage:	100 Feet	1,297.93 Feet
What is the conformance status of the area requirements?	Conforming	

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

d) Density

	Allowed	Existing
Maximum Floor Area Ratio:	None Specified	0.01 FAR
Maximum Lot Coverage:	70%	1%
Maximum Units per Acre (UPA):	None Specified	N/A
Minimum Gross Floor Area (SF):	None Specified	N/A
What is the conformance status of the density requirements?	Conforming	

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

e) *Parking*

Formula: Salvage, storage, and/or junk facility: One per each employee, plus four per acre.

	Required	Existing
Number of Parking Spaces:	48 Required Spaces	No Striped Spaces Observed
What is the conformance status of the parking requirements?	Legal Non-Conforming	

*Required: Enclosure 02. Zoning Code Sections
 Formula: Based on 11.99 Acres * 4 = 48 (rounded)
 Existing: Enclosure 03. Survey*

8) **Zoning Officials Contacted**

NAME: Ryan Sellers, Consultant
EMAIL: ryan.sellers@claytoncountyga.gov
PHONE: (770) 473-5934

9) **Additional Comments**

Truck terminals are a permitted use within the HI (Heavy Industrial) zoning district, subject to specific development standards intended to ensure quality construction, orderly site layout, and compatibility with surrounding areas. All structures associated with a truck terminal must be built using Class "A" materials, as defined in Section 6.8 of the Architectural and Appearance Standards for Commercial and Industrial Buildings and Structures. The front building façade must include architectural breaks of at least sixteen (16) inches in depth at intervals no greater than forty (40) feet. A minimum of twenty percent (20%) of the total floor area of all non-repair-use structures must be designated for office space. Truck courts, trucks, and trailers must be screened from public view by a masonry wall or solid fence at least eight (8) feet in height, which may not extend into the front yard beyond the front edge of the principal building. All truck and trailer parking must be arranged in an orderly manner on paved surfaces of asphalt or concrete. Any truck repair activities must occur entirely within an enclosed building. Each site must also include a landscaped buffer of no less than fifty (50) feet in width along all rights-of-way. There are no current minimum parking standards listed for truck terminals.

10) Comments

a) *General Comments:*

All information contained within this report was derived from: The County of Clayton Zoning Ordinance and Map, a Zoning Verification Letter, Certificate of Occupancy, Resolution Approvals, Site Plan, Confirmation of Code Violations, and an ALTA Survey.

The determination of front, rear and side setbacks set forth in this report are open for interpretation by the local municipality. CREzoning, LTD cannot certify to the reliability of the same.

b) *Unless otherwise stated the following items are beyond the scope of this zoning report:*

Landscaping, Signage Restrictions, Lighting Restrictions, FAA Height Restrictions, Minimum Open Space Requirements, Maximum Parking Lot Coverage Restrictions, Deed Restrictions, Covenants Conditions & Restrictions, Title Report Review, Accessory Structures, HOA Restrictions, ADA Requirements, Loading Spaces, Design Guidelines, State & Health Code Requirements.

c) *Surveyor:*

COMPANY: EarthPro Surveying

NAME: Gary Harvin

ADDRESS: 7747 Highway 172, Comer, GA 30629

PHONE: (678) 640-5500

11) Zoning Table

ITEM	REQUIRED	OBSERVED
FRONT SETBACK	50 Feet Arterial; 45 Feet Collector; 40 Feet Local	55.4 Feet (Grant)
SIDE SETBACK	50 Feet	663.2 Feet
SIDE STREET SETBACK	50 Feet Arterial; 45 Feet Collector; 40 Feet Local	48.8 Feet (Tanners Church)
REAR SETBACK	50 Feet	Approx. 354 Feet
MAX BUILDING HEIGHT	None Specified	1 Story; BH in Feet Unknown
MIN LOT AREA	None Specified	522,150 SF / 11.99 AC
MIN LOT DEPTH	None Specified	733.48 Feet
MIN LOT WIDTH	None Specified	852.47 Feet
MIN LOT FRONTAGE	100 Feet	1,297.93 Feet
MAX LOT COVERAGE	70%	1%
PARKING	48 Required Spaces	No Striped Spaces Observed

12) Enclosures

01. *Municipal Documents*
02. *Zoning Code Sections*
03. *Survey*

01.

Municipal Documents

DR. ALIEKA ANDERSON
CHAIRMAN
ALAINA REAVES
DISTRICT 1
GAIL B HAMBRICK
DISTRICT 2
TASHE' ALLEN
DISTRICT 3
DEMONT DAVIS
DISTRICT 4

Clayton County
Community Development and Economic
Development Department
121 S McDonough St, Annex 2
Jonesboro, GA 30236



PATRICK EJIKE
DIRECTOR

October 6, 2025

Cretelligent
2717 S Arlington Rd, Ste C
Akron OH 44312
m.ross@cretelligent.com

RE: Zoning Verification Letter #ZR-2509-3005, 3623 Grant Rd, Ellenwood GA 30294

Dear Applicant,

The subject property is in the unincorporated areas of Clayton County (**the Jurisdiction**), which has a [Zoning Ordinance](#) with a [Zoning Map](#).

The Property, consisting of 11.3 acres, is known as Parcels #12245C A003, 12245C A002, 12245C A005, and 12245C A004 (3623 Grant Rd, Ellenwood GA 30294). **The Property** is currently zoned **Heavy Industrial District (Sec. 3.31-3.32)**. Section 2.1 of the Clayton County Zoning Ordinance states: This district is established to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations. Uses include manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.

The subject property is abutted by the following zoning districts:

North	HI Heavy Industrial District
East	MHP Mobile Home Park District
South	HI Heavy Industrial District
West	HI Heavy Industrial District

1. Current zoning classification: [Refer to paragraph 2](#)
2. Zoning of abutting properties: [Refer to chart above](#)
3. The current use of the subject property is a [legal non-conforming use \(pre-existing\)](#)
4. The current use, structure(s) and improvement were developed in 1986 and no records are readily available.
5. [There do not appear to be any variances, special permits, or zoning relief of any kind.](#)
6. [Currently, there are no known outstanding building, zoning or code violations.](#) For fire violations please contact Clayton County Fire and Rescue at 770-473-7833 or ccfes.org.
7. [Requests for Certificate of Occupancy or site plans can be obtained through an Open Records Request.](#)

The subject property was researched by the undersigned planner per your request. The undersigned certifies that this information is believed to be accurate per the Clayton County Zoning Map, adopted on May 30, 2017. All information was obtained from public records, which may be inspected during regular business hours, Monday through Friday, 8 a.m. to 5 p.m.

If you were to have any questions or concerns regarding the information provided please contact me at cindy.hanson@claytoncountyga.gov.

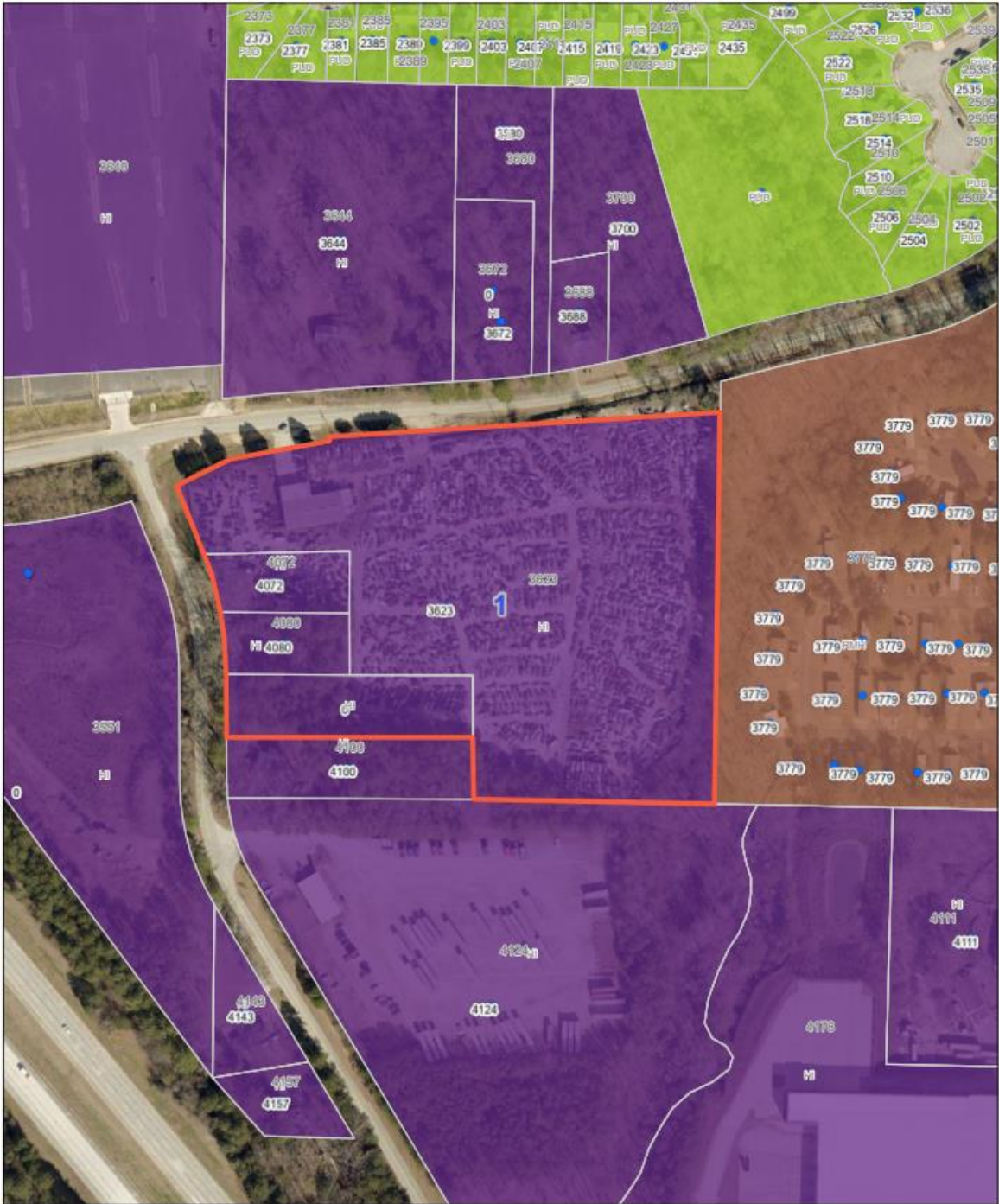
Sincerely,

Cindy Hanson

Cindy Hanson
Planning Consultant

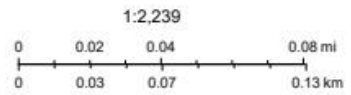
Enclosures
Zoning Verification Letter
Zoning Map
Code Sections 3.31-3.32

Zoning Map: 3623 Grant Rd, Ellenwood GA 30294



10/20/2025, 4:06:14 PM

- Commission Districts 2022
- Tax Parcels
- Address Points
- Zoning**
 - Heavy Industrial
 - Planned Unit District
 - Manufactured Home Park



HI Heavy Industrial District

3.31 HI District Intent, Permitted Uses and Conditional Uses

District Intent

The "HI" District is intended to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The provisions that regulate this land use district should make the district compatible with the "LI" and "IC" districts and environmentally sensitive areas. This district should be used in combination with the "LI" district in areas with convenient access to major transportation routes.

Permitted Uses

Industrial Uses

- Any use permitted in the Light Industrial (LI) district
- Agriculture crop processing and storage (of materials produced off-site)
- Asphalt manufacturing
- Blast furnace, steel furnace, blooming, or rolling mill
- Brick, tile, and terra-cotta manufacturing
- Cement, lime, gypsum, or plaster of paris manufacturing
- Central mixing plant for cement, mortar, plaster, and / or housing materials
- Chemical storage or manufacturing
- Heating and electric power generating plants and all necessary uses
- Government buildings, offices, and storage
- Incineration of garbage or refuse when conducted within an enclosed plant
- Machine and machine tool manufacture
- Petroleum or inflammable liquids, production, refining, or storage
- Smelting of copper, iron, zinc, or ore
- Rock, sand, or gravel distribution
- Any accessory building and uses customarily incidental to the above permitted uses

Communication/Utilities

- Public wellfield/ pump house
- Sewage Treatment Plant
- Utility substation
- Water tower

Conditional Uses

Industrial Uses

- Airport, heliports, and related landing areas and buildings
- Development of natural resources, including the removal of minerals and natural materials together with necessary buildings and machinery
- Junk/salvage yard, places for dismantling, wrecking, and disposing of material
- Mineral extraction and processing
- Municipal solid waste landfills, inert landfills, construction and demolition landfills, refuse dump, scrap metal yard, and recycling center
- Slaughterhouse
- Any other heavy industrial use, which shall be compatible with the intent of the district.

Adult Uses

- Adult entertainment facilities, sexually orientated businesses, and massage parlors

Conditional Uses

Communication/Utilities

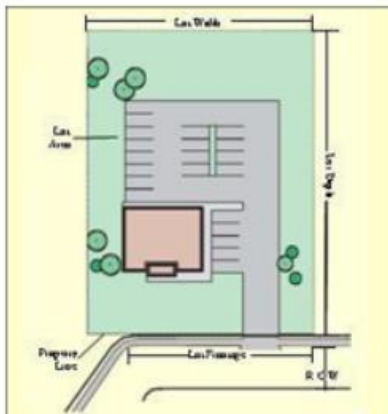
- Wireless telecommunications facility/ tower

Use Notes and Subdivision Specifications

- The Use Matrix at the end of this Article provides detailed use listings.
- The Overlay Districts shall apply as specified in Article 4 of this Ordinance.
- Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance.
- The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance.

HI Heavy Industrial District

3.32 HI Heavy Industrial District Standards



Minimum Lot Area:

- None

Minimum Lot Width:

- None

Maximum Lot Depth:

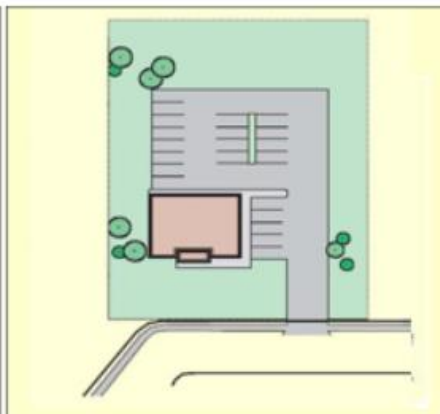
- None

Minimum Lot Frontage:

- 100 feet on a public street with access from said Public Street

Sewer and Water:

- Requires connection to public water and sewer



Minimum Front Yard Setback:

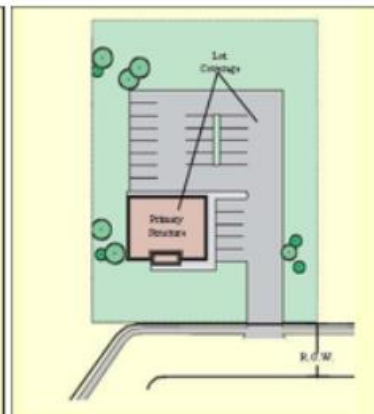
- 50 feet when adjacent to an Arterial Rd
- 45 feet when adjacent to a Collector Rd
- 40 feet when adjacent to a Local Road

Minimum Side Yard Setback:

- 50 feet

Minimum Rear Yard Setback:

- 50 feet



Maximum Lot Coverage:

- All primary and accessory structures, and impervious surface can not exceed 70% of the lot area.

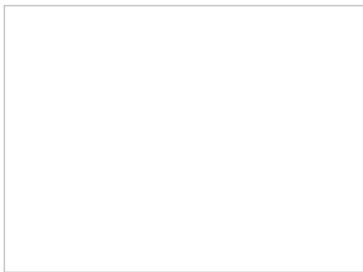
[External] [Records Center] Public Records Request - GORA :: R032155-082525

From Clayton County Public Records Center <claytoncountyga@govqa.us>

Date Mon 8/25/2025 9:05 AM

To Michalyn Ross <m.ross@cretelligent.com>

Please respond above this line



RE: PUBLIC RECORDS REQUEST of August 25, 2025, Reference # R032155 082525

Dear Michalyn M Ross Michalyn M Ross,

Clayton County has received a public information request from you on August 25, 2025. Your request mentioned:

"I am requesting any documents related to any current open building or zoning violations as well as any documents pertaining to certificate of occupancy or site plans for the below site

3623 Grant Rd Ellenwood, GA 30294

Parcel ID

12245C A003, 12245C A002, 12245C A005, 12245C A004"

This office has reviewed its files and has determined there are no responsive documents to your request.

If you have any questions or wish to discuss this further, you may contact my office at 770 473 3870.

Sincerely,

Code Enforcement

To monitor the progress or update this request please log into the [Clayton County Public Records Center](#)



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

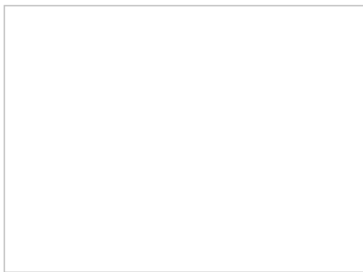
[External] [Records Center] Fire Department Records Request :: F032154-082525

From Clayton County Public Records Center <claytoncountyga@govqa.us>

Date Mon 8/25/2025 11:59 AM

To Michalyn Ross <m.ross@cretelligent.com>

Please respond above this line



Good morning. There are no open fire code violations for the address provided.

To monitor the progress or update this request please log into the [Clayton County Public Records Center](#)



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

02.

Zoning Code Sections

Industrial Uses	Article 6 Standards	Zoning District																	
		AG	ER	RS-180	RS-110	RG	RTH	RM	RMH	OI	GB	UV	MCD	MX	MXI	LI	HI	WH	
Adult entertainment, sexually oriented businesses, and massage parlors	6.15	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Airport, helicopter port, and helicopter stop	6.23	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Airport, heliport, and related landing areas and buildings	6.23	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Asphalt manufacturing		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Auto engine, body repair, undercoating shops		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Blast furnace, steel furnace, blooming or rolling mill		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Brick, tile, or terra cotta manufacturing		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Building materials and lumber supply establishment		N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	
Cement, line, gypsum, or plaster of Paris manufacturing		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Central mixing plant for cement, mortar, plaster, and/or housing material		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Chemical storage or manufacturing		N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	N	
Development of natural resources, including the extraction of minerals and natural materials together with necessary buildings and machinery		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Facilities with outdoor storage, including lumberyard, building material outlet, landscaping company, plumbing, heating and agricultural implement sales		N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	
Heating and electric power generating plants and all necessary uses		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Highway, street, bridge, parking lot, and driveway contractor																P			
Incineration of garbage or refuse when conducted within an enclosed plant		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Junk/salvage yards, places for dismantling, wrecking and disposing of material	6.17	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Machine and machine tool manufacture		N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N	
Manufacturing, compounding, or assembling of cell phones, paper, fur, glass, leather, plastics, or semiprecious metals or stone, rubber, textiles, or cloth products, tobacco, wood, or wood-like products		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	
Meat processing		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Manufacturing of ceramic products, excluding building materials using previously pulverized clay and kilns fired by electricity or gas		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	
Manufacturing, compounding, processing or packing of food and food products, cosmetics, toiletries and pharmaceuticals		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Mineral extraction and processing	6.19	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Municipal solid waste landfills, inert landfills, construction and demolition landfills, refuse dump, scrap metal yard, and recycling center	6.18	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Office and administration facilities (related to the industrial use)		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	

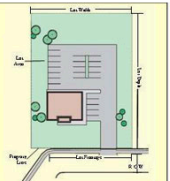
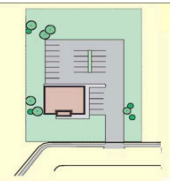
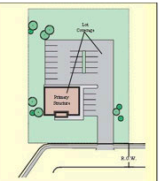
Industrial Uses	Article 6 Standards	Zoning District																
		AG	ER	RS-180	RS-110	RG	RTH	RM	RMH	OI	GB	UV	MCD	MX	MXI	LI	HI	WH
Petroleum or inflammable liquids production, refining, or storage		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Repair and manufacture of musical instruments, clocks, watches, toys, novelties, electrical appliances, electronic devices, light sheet metal products, mining equipment, machine tools, and machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
Research, experimental, or testing laboratories		N	N	N	N	N	N	N	N	P	N	N	N	N	P	P	P	N
Rock, sand, or gravel distribution		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Sanitary landfill, refuse dump, and scrap metal yard		C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sawmills	6.22	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Slaughterhouse		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Smelting of copper, iron, zinc, or ore		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Towing and wreckage service	6.47	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
Tractor trailer storage		N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	
Tractor, truck parking	6.53	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	
Trade/industrial school, industrial clinic		N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	
Training center														C				
Truck, trailer, tractor rentals, leasing, sales and service	6.24	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	
Warehouse as primary use and similar non-processing/manufacturing storage and distribution uses														C				
Wholesale business and trucking terminal														N				
Wholesale business, warehouse, trucking, terminal, and similar non-processing storage and distribution uses		N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	
		P		Permitted Uses			C		Conditional Uses			N		Not Permitted				

HI Heavy Industrial District		
3.31 HI District Intent, Permitted Uses and Conditional Uses		
<p>District Intent</p> <p>The "HI" District is intended to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The provisions that regulate this land use district should make the district compatible with the "LI" and "IC" districts and environmentally sensitive areas. This district should be used in combination with the "LI" district in areas with convenient access to major transportation routes.</p>	<p>Permitted Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> Any use permitted in the Light Industrial (LI) district Agriculture crop processing and storage (of materials produced off-site) Asphalt manufacturing Blow frame, steel frame, blooming, or reheat mill Brick, tile, and terrazzo manufacturing Cast, line, pipe, or plate of iron manufacturing Central mixing plant for cement, mortar, plaster, and/or housing materials Chemical storage or manufacturing Heating and electric power generating plants and all necessary uses Government buildings, offices, and storage Incineration of garbage or refuse when conducted within an enclosed plant Machine and machine tool manufacture Petroleum or inflammable liquids, production, refining, or storage Smelting of copper, iron, zinc, or ore Rock, sand, or gravel distribution Any accessory building and uses customarily incidental to the above permitted uses <p>Communication/Utilities</p> <ul style="list-style-type: none"> Public wellfield pump house Storage Treatment Plant Utility substation Water tower 	<p>Conditional Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> Airport, heliports, and related landing areas and buildings Development of natural resources, including the removal of animals and natural materials together with necessary buildings and machinery Jack storage yard, places for dismantling, wrecking, and disposing of material Miscellaneous and processing Municipal solid waste landfills, inert landfills, construction and demolition landfills, refuse dump, scrap metal yard, and recycling center Manufacture Any other heavy industrial use, which shall be compatible with the intent of the district. <p>Adult Uses</p> <ul style="list-style-type: none"> Adult entertainment facilities, sexually oriented businesses, and massage parlors
<p>Use Notes and Subdivision Specifications</p> <ul style="list-style-type: none"> The Use Matrix at the end of this Article provides detailed use settings. The Overlay Districts shall apply as specified in Article 4 of this Ordinance. Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance. The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance. 		

(Ord. No. 2017-41, § 5, 5-30-17; Ord. No. 2021-245, Pt. I (§ 2), 11-16-21)

Editor's note— Ord. No. 2017-41, § 5, adopted May 30, 2017, amended section 3.31 by adding "towing, wrecking, and impound service" and "music studios" as a conditional use. Ord. No. 2021-245, § 2, adopted Nov. 16, 2021, amended section 3.31 by adding "film and movie studio" to Permitted Uses and Industrial Uses.

Sec. 3.32 - HI Heavy Industrial District Standards.

HI Heavy Industrial District		
3.32 HI Heavy Industrial District Standards		
 <p>Minimum Lot Area:</p> <ul style="list-style-type: none"> None <p>Minimum Lot Width:</p> <ul style="list-style-type: none"> None <p>Maximum Lot Depth:</p> <ul style="list-style-type: none"> None <p>Minimum Lot Frontage:</p> <ul style="list-style-type: none"> 100 feet on a public street with access from said Public Street <p>Sewer and Water:</p> <ul style="list-style-type: none"> Requires connection to public water and sewer 	 <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> 50 feet when adjacent to an Arterial Rd 45 feet when adjacent to a Collector Rd 40 feet when adjacent to a Local Road <p>Minimum Side Yard Setback:</p> <ul style="list-style-type: none"> 50 feet <p>Minimum Rear Yard Setback:</p> <ul style="list-style-type: none"> 50 feet 	 <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> All primary and accessory structures, and impervious surface can not exceed 70% of the lot area.

(Ord. No. 2018-130, § 9, 12-18-18)

Editor's note— Ord. No. 2018-130, § 9, adopted Dec. 18, 2018, amended App. A with the addition of a new § 3.32. Subsequently, § 8 of the same ordinance renumbered the following §§ 3.32—3.35 as §§ 3.33—3.36.

SY-01: This Salvage Yard and Junk Yard Standards section applies to the following districts: LI and HI.

A. The site design standards for salvage yards and junk yards are as follows:

1. Salvage yards and junk yards shall be setback a minimum of five hundred (500) feet from residentially zoned property.
2. A solid wall or fence that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be erected around any outdoor storage areas. In addition, the solid wall or fence shall be setback a minimum of 50 feet from all property lines.
3. The storage of salvaged or junk materials shall not exceed the height of the fence or wall.
4. The storage of salvaged or junk materials shall not be located outside of the fence or wall.

TT-01: This Truck Terminals Standards section applies to the following districts: LI and HI.

All truck terminals shall be constructed as follows:

- A. Class "A" materials, as defined in [Section 6.8](#), Architectural and Appearance Standards for Commercial and Industrial Buildings and Structures, on each building wall.
- B. Breaks, of at least sixteen (16) inches in depth, in the front building wall no less than every forty (40) feet.
- C. Minimum office space of twenty (20) percent for the total non-repair-use structures.
- D. Truck courts, trucks, and trailers must be located behind a fence or masonry wall no less than eight (8) feet in height. The fence may not encroach into the front yard area past the front edge of the building. In addition, trucks and trailers must be parked in an orderly fashion and on surfaces paved asphalt or concrete.
- E. Any truck repair must be performed inside an enclosed building.
- F. Each site shall have a landscaped buffer of fifty (50) feet in width along any right-of-way.

Use			Number of minimum parking spaces per unit of measure
A.	Residential Uses		
	1.	Residential, multiple-family high-rise (over stories)	One and three-quarters for each dwelling unit.
	2.	Housing for the elderly	One for each two units and one for each employee. Should units revert to general occupancy, then two spaces per unit shall be provided.
	3.	Mobile/manufactured home park	Two for each mobile home site and one for each employee of the mobile home park.
	4.	Bed and breakfast dwellings	Two for the owner and/or operator and one for each leaseable room.
B.	Institutional Uses		
	1.	Churches and temples	One for each three seats or six feet of pews in the main unit of worship.
	2.	Hospitals	Two for each one bed.
	3.	Convalescent homes and nursing homes	One for each two employees plus one for each four persons in residence.
	4.	Elementary and junior high schools	One for each one teacher, employee, or administrator in addition to the requirements for auditorium or stadium.
	5.	Senior high schools	One for each one teacher, employee, or administrator, and one for each ten students, in addition to the requirements of the auditorium or stadium, whichever seats more.
	6.	Private clubs, or lodge halls	One for each three persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
	7.	Fraternity or sorority	One for each five permitted active members, or one for each two beds, whichever is greater.
	8.	Library, museum or post office	One for each 150 square feet of usable floor area.
	9.	Child and adult care facilities	
	a.	Care home for up to 6 adults	Two for each unit plus one for each caregiver.
	b.	Care home for up to 12 adults	Two for each dwelling unit plus one for each caregiver.
	c.	Group day care home for children	Two for each dwelling unit plus one for each caregiver.
	d.	Day care center for children	One for each caregiver.
	e.	Day care center for adults	Two, plus one for each 20 adults in the facility.
C.	Offices		
	1.	Banks	One for each 200 square feet of usable floor space, plus three for each ATM. Drive-up windows and ATM's shall be provide three (3) stacking spaces.
	2.	Business offices or professional offices except medical offices	One for each 250 square feet of usable floor space.
	3.	Professional offices of doctors, dentists or similar professions	One for each 200 square feet of usable floor area.
D.	Retail Uses		
	1.	Retail stores except as otherwise specified herein	One for each 250 square feet of usable floor space.
	2.	Shopping centers with multiple tenants	One for each 250 square feet of usable retail floor area for the first 50,000 square feet. One for each 275 square feet for the next 50,000 to 450,000 square feet of usable retail floor area. One for each 300 square feet for that area in excess of 450,000 square feet of usable retail floor area. Non-retail uses such as restaurants, bars and theaters shall be calculated separately based upon their respective requirements.
	3.	Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair, and other similar uses	One for each 800 square feet of usable floor area. (For that floor area used in processing, one additional space shall be provided for each two persons employed therein.)

Use	Number of minimum parking spaces per unit of measure		
	4.	Gasoline service stations (full service)	Two for each lubrication stall, rack or pit; and one for each service vehicle used by the service station, in addition to space provided at each fuel pump dispenser. Gasoline service stations providing carwash facilities, sale of food, beverages and other products shall provide additional off-street parking spaces based on the requirements for such uses.
	5.	Gasoline filling stations (self-service)	One for each employee plus one for each 100 square feet of floor area used for cashier, office or retail sale of food, beverages and other products in addition to space provided at each fuel pump dispenser. In no instance shall such facility provide fewer than three spaces for cashier's and office use. Gasoline service stations providing carwash facilities shall provide additional off-street parking spaces based upon the requirements for such uses.
	6.	Home improvement centers	One per 300 square feet of usable floor area.
	7.	Motor vehicle sales and service establishments	One for each 400 square feet of usable floor area of sales room and one for each one auto service stall in the service room.
	8.	Outdoor commercial display and sales	One for each 500 square feet of land area being used for display, plus one for each employee.
E.	Restaurants/Food and Beverage		
	1.	Bars, lounges, taverns, nightclubs (majority of sales consist of alcoholic beverages)	One per each 70 square feet of usable floor area or one per two seats, whichever is greater.
	2.	Drive-in Restaurant	One for each employee and one for each 25 square feet of usable floor area.
	3.	Drive-through Restaurant	One for each employee, one for each 75 square feet of dining area and five stack-up spaces for each drive-through window or station.
	4.	Carry-out Restaurant (with no eating on premises)	Six per service or counter station, plus one for each employee.
	5.	Open front Restaurants such as, but not limited to: dairy bars, fruit, and vegetable stands	Ten plus one per employee.
	6.	Standard sit-down restaurants without liquor license	One for each 100 square feet of usable floor area or one for each three persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is the greater.
	7.	Standard sit-down restaurants with liquor license	One for each 75 square feet of usable floor area or one for each two persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is the greater.
F.	Service Uses		
	1.	Automobile repair	Two for each service stall plus one for each employee.
	2.	Automobile quick oil change	Two stacking spaces for each service stall, rack or pit plus one for each employee.
	3.	Auto wash	One for each one employee. In addition, stacking spaces equal in number to five times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by 24.
	4.	Auto wash (self service or coin operated)	Two stacking spaces for each washing stall in addition to the stall itself plus one for each drying space.
	5.	Beauty parlor or barbershop	Two for each beauty or barber chair plus one for each employee.
	6.	Dry Cleaners	One (1) per five hundred (500) square feet of usable floor area.
	7.	Laundromats and coin-operated dry cleaners	One for each two washing and/or dry-cleaning machines.
	8.	Mortuary establishments	One for each 50 square feet of usable floor area.
	9.	Motel, hotel or other commercial lodging establishments	One for each one occupancy unit plus one for each employee plus spaces as required for accessory uses such as a bar, restaurant, meeting rooms, etc.
	10.	Adult entertainment facility	
	a.	Adult book/video store	One for each 75 square feet of usable floor space.
	b.	Adult motion picture theater	One for each two seats plus one for each theater employee.

Use			Number of minimum parking spaces per unit of measure
	c.	Adult mini-motion picture theater	One for each one seat or viewing station plus one for each employee.
	d.	Cabaret	One for each 75 square feet of usable floor space.
	11.	Massage establishment	One for each massage table or station, plus one for each 20 square feet of waiting room, plus one for each employee.
	12.	Self-storage mini-warehouse	One for each 20 storage units plus two for manager's residence.
	13.	Video Rental Establishments	One per 150 square feet of usable floor area.
G.	Recreational Uses		
	1.	Athletic clubs, exercise establishments, health studios, sauna baths, material art schools and other similar uses	One for each three persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes plus one per employee. In those instances where memberships are provided for, not less than one per each five memberships shall be provided plus one per employee or one for each two clothing lockers plus one per employee whichever is the larger.
	2.	Amusement arcade	One for each one game table and one for each amusement device.
	3.	Bowling alleys	Five for each one bowling lane plus spaces required for accessory uses such as a bar or restaurant.
	4.	Commercial outdoor recreation facilities (such as archery ranges, batting cages, etc.)	Two for each batting cage, archery range or similar activity.
	5.	Dancehalls, pool or billiard parlors, roller or skating rinks, exhibition halls, and assembly halls without fixed seats	One for each three persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes or one for each 200 square feet of gross floor area, whichever is greater.
	6.	Golf courses, open to the general public, except miniature or "par-three" courses	Six for each one golf hole and one for each one employee, plus spaces required for each accessory use such as a restaurant or bar.
	7.	Golf driving range	Two for each driving tee plus three spaces for employees.
	8.	Ice skating or roller rink	One for each seat or six feet of benches, or one for each 150 square feet of skating area, whichever is the greater.
	9.	Miniature or "par-three" golf courses	Two for each one hole plus one for each one employee.
	10.	Private golf clubs, swimming pool clubs, tennis clubs or other similar uses	One for each two member families or individuals plus spaces required for each accessory use such as a restaurant or bar.
	11.	Stadium, sports arena or similar place of outdoor assembly	One for each four seats or eight feet of benches.
	12.	Tennis club, paddle-ball club, racquetball club and other similar uses	Six per court, plus such additional spaces as may be required herein for affiliated uses such as restaurants, plus one per employee.
	13.	Theaters and auditoriums	One for each three seats plus one for each two employees.
H.	Industrial Uses		
	1.	Assembly plants, fabrication plants, and/or factories	One per each 1,000 square feet.
	2.	Industrial or research establishments and related accessory offices	Five plus one for every one and a half employees in the largest working shift or one for each 500 square feet of usable floor area in those instances where shift size is not known. Space on the site shall also be provided for all construction workers during periods of plant construction.
	3.	Mini-warehouses	One per each employee, plus one per each 5,000 square feet.
	4.	Salvage, storage, and/or junk facility	One per each employee, plus four per acre.
	5.	Warehouses and wholesale establishments and related accessory offices	Five plus one for every one employee in the largest working shift, or five plus one for every 1,700 square feet of usable floor space, whichever is the greater.

Sec. 9.1 - Intent.

Within the districts established by this Article or amendments that may have previously been adopted or may later be adopted, there exist lots, structures, uses of land and structures, and characteristics of use which were lawful before the ordinance was passed or amended but which would be prohibited, regulated or restricted under the terms of the present or future amendments.

1. For purposes of this Article, the term "nonconforming use" shall mean a lawful lot, structure, use of land and structure that existed at the time of the adoption of "The Zoning Ordinance of the Clayton County, Georgia" (hereinafter referred to as the "zoning ordinance"), or at the time of the adoption of an amendment to the zoning ordinance, that no longer conforms to those regulations and restrictions contained in the zoning ordinance because of the adoption of the zoning ordinance or the adoption of an amendment to the zoning ordinance.
2. It is the intent of this chapter to require removal or cessation of certain of these nonconformities, and to permit others to continue until they are otherwise removed or ceased. It is further the intent of this chapter that nonconformities shall not be used as grounds for adding other structures or uses prohibited elsewhere in the same district, nor enlarged upon, extended or expanded except as herein provided.
3. Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the districts involved. Nonconforming use of land, structures, or land and structures in combination shall not be extended or enlarged after passage of this Article by attachment on a building or premises signs intended to be seen from off the premises, or by addition of other uses, of a nature generally prohibited in the district involved. Nonconforming uses that occupy a portion of a lot may not expand to cover a larger portion of the lot. In addition to structures, this limitation applies to inventory storage, and other items kept outside. For example, a nonconforming auto salvage yard cannot add any more automobiles than were already contained when the yard became nonconforming, nor can the footprint of the yard expand, even if the current footprint only covers a fraction of the lot.
4. To avoid undue hardship, nothing in this Article shall be deemed to require a change in the plans, construction or designated use of any building on which construction was lawfully begun prior to the effective date of adoption or amendment of this Article, and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction provided that work shall be carried on diligently.

Sec. 9.2 - Non-conforming Lots of Record.

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory building may be erected on any single lot of record at the effective date of adoption or amendment of this section, notwithstanding limitation imposed by other provisions of this Article.

Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district; provided, that yard dimensions and requirements including but not limited to square footage, other than those applying to area or width, or both, of the lots shall conform to the regulations for the district in which such lot is located.

If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Article, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered a undivided parcel for the purposes of this Article, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Article, nor shall any division of any parcel be made which creates a lot with width or area less than the requirements stated in this chapter.

Sec. 9.3 - Nonconforming Uses of Land (or Land With Minor Structures Only).

Where at the time of passage of this Article or amendment thereto lawful use of land exists which would not be permitted by the regulations imposed by this part and where such use involves no permanent individual structure with a fixed foundation and with a replacement cost exceeding five thousand dollars (\$5,000.00), the use may be continued for a period of not more than two (2) years after the effective date, of this chapter or amendment thereto creating nonconforming status so long as it remains otherwise lawful, provided:

1. No such nonconforming use of land or land with minor structures shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Article.
2. No such nonconforming use shall be moved in whole or in part into any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Article.
3. If any such nonconforming use of land ceases for any reason for a period of more than one hundred twenty (120) days, any subsequent use of land shall conform to the regulations specified by this article for the district in which such land is located.
4. No additional structure not conforming to the requirements of this Article shall be erected in connection with such nonconforming use of land.
5. At the end of the above-prescribed two-year period, the nonconforming use of land shall cease and the nonconforming use of any minor structures as defined above shall cease, and the land or land and minor structures in combination shall thereafter be used for purposes permitted in the district in which they are located.

Sec. 9.4 - Nonconforming Structures.

Where a lawful structure exists at the effective date of adoption or amendment of this article that could not be built under the terms of this chapter by reasons of restriction on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it is and remains otherwise lawful subject to the following provisions:

- A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity; but any structure or portion thereof may be enlarged or altered if the degree of its nonconformity remains the same or is decreased, provided such structure is used for a permitted use.
- B. 1. One- and two-family residential structures: Should such nonconforming one- or two-family residential structure or nonconforming portion of structure be destroyed, by any means, in whole or in part, it may be reconstructed in the same location and upon its previous foundation and to its previously existing height, provided said reconstruction does not increase the previously existing degree of nonconformity and further provided that said reconstructed structure is used for a permitted use.
2. All other structures: Should such nonconforming multifamily residential, commercial or industrial structure and should a portion of the structure located on a parcel be destroyed by any means to an extent of more than sixty (60) percent of the total replacement cost of all structures on the parcel at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Article.
3. Accessory structures: When nonconforming, shall be subject to the same provisions as govern the primary structure to which they are an accessory.
- C. Moving: A nonconforming structure may be moved on its own lot only if the Zoning Administrator determines that such movement reduces the degree of nonconformity to the maximum extent reasonably feasible, or eliminates such nonconformity, but shall in no case be moved on its own lot in a manner as to increase the degree of nonconformity.

Where a nonconforming structure is moved off its previous lot, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Nothing contained herein shall prevent the strengthening or restoring to safe condition of any structure or part thereof declared unsafe by any public official charged with protecting the public safety, upon order of such official.

- D. In cases where land is taken for public purposes from legal lots of record at the time of such taking in such manner as to reduce yards previously provided in relation to a portion of a structure below yard requirements generally applicable within the district, the portion of the structure involved shall be construed to be nonconforming.
- E. Removal of abandoned antennas. Any antenna that is not operated for a continuous period of one (1) year shall be considered abandoned, and the owner of such antenna shall remove same within ninety (90) days of receipt of notice from the Department of Community Development about such abandonment. If such antenna is not removed within said ninety (90) days, the Board of Commissioners may authorize the County Attorney to pursue court approval for the removal or repair at the expense of the property owner. All expenses related to the removal or repair shall be placed upon the tax roll for the property to which the fence is associated unless immediately reimbursed by the property owner.

If there are two (2) or more users of a single antenna, then this provision shall not become effective until all users cease using the antenna.

If lawful use involving individual structures with a replacement cost of five thousand dollars (\$5,000.00) or more, or of structures and premises in combination, exists at the effective date of adoption or amendment of this article that would not be allowed in the district under the terms of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No existing structure devoted to a use not permitted by this article in the district in which it is located shall be enlarged, extended or moved, except in changing the use of a structure to a use permitted in the district in which it is located.
 1. Intent: Although the general intent not to permit expansion of nonconformities set forth in subsection 9.1 is reaffirmed, where indefinite continuation of nonconforming uses in major permanent structures with fixed foundations and with replacement costs exceeding five thousand dollars (\$5,000.00) seems assured, it is hereby found to be adverse to the general public interest to require that such uses remain in dislocated buildings, or to prohibit enclosure of existing outdoor sales, service or storage operations.
 2. Special exception authorized: The Board of Zoning Appeals may, therefore, by special exception, permit enlargement, extension or moving on the same lot, subject to general requirements and procedures applying to special exceptions and with the following special requirements, limitations and considerations. No such special exception shall be issued on locations and for classes of cases indicated in subsection 9.3.
 3. Materials to be submitted with application: Applications shall be accompanied by site and building plans, photographs of the property and of surrounding property, evidence of continued use, extent of present outdoor sales, service or storage operations, and such other material as may be appropriate in the circumstances of the case. During processing of the application, additional information reasonably necessary to the making of required findings may be called for and shall be provided before decisions are made.
 4. Limitations on extension or expansion: Floor area shall not be increased except to provide for interior sales, service or storage operations replacing existing outdoor sales, storage or service; and outdoor sales, storage or service thus replaced shall not be resumed in the future. In no case shall area be increased by more than thirty-five (35) percent of that existing at the time the use became nonconforming. No floor area increase shall be permitted which is likely to have the effect of intensifying the nonconforming use by increasing traffic, number of customers or employees, or other means. At nonconforming service stations, no floor area increase shall be permitted which would allow total floor area to exceed two thousand (2,000) square feet.
 5. Screening: Where the lot adjoins or abuts a lot in a residential district a solid screening fence or wall not less than six (6) nor more than eight (8) feet in height, or approved vegetative screening, shall be provided and maintained in good condition and appearance; except that such screening shall not be located in required yards adjacent to streets or where it could interfere with visibility at intersections or traffic ways.
 6. Access, parking and service area: Before such special exceptions are granted, the Board of Zoning Appeals shall seek the advice of the Zoning Administrator concerning adequacy of design, scale, location and improvement of existing access and parking and service areas, and shall require correction of any deficiencies it finds to be of substantial significance as a condition to the granting of the exception.
 7. Signs, lighting of premises: Where such special exceptions are granted, limitations appropriate to the nature of the surrounding area shall be placed on the number, size, character and location of signs and the nature of lighting of signs and premises. Such limitations may require removal, ree and/or relocation of existing signs and lighting.
 8. Hours and conditions of operation: As a condition to the granting of the special exception, the Board of Zoning Appeals may establish such limitations on hours and conditions of operations as it finds reasonably necessary to protect the safety, security, comfort and tranquility of the area, and particularly of nearby residential uses.
 9. Findings required: No such special exception shall be granted except upon findings by the Board of Zoning Appeals that the nonconforming use has continued and is likely to continue indefinitely, and that the actions proposed in the application as submitted, and with the conditions and safeguards attached and accepted by the applicant, would result in substantial reduction of existing adverse effects on surrounding property and/or in other substantial public advantage.
- B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this article, but no such use shall be extended to occupy any land outside such building.
- C. Changes in nonconforming uses of major structures or of major structures and uses in combination shall be permitted as follows:
 1. To any use conforming to the regulations of the district in which located; or
 2. To any use permitted in the most restrictive district in which such original nonconforming use is first permitted by this part, subject to the requirements and regulations concerning such use in the district; provided however, that no nonconforming nonresidential use shall be changed to a residential use in any district in which similar residential uses are not permitted.
- D. Any major structure, or major structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the districting in which it located; and the nonconforming use may not thereafter be resumed.
- E. In all zoning districts except HI, LI, MXI and WH, when a nonconforming use of a major structure or major structure and premises in combination is entirely discontinued for 180 days, the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. In zoning districts HI, LI, MXI and WH, when a nonconforming use of a major structure or major structure and premises in combination is entirely discontinued for one year, the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. These provisions include major structures and major structures and premises in combination located within overlay districts and control over any contrary provisions in such districts.
- F. Where nonconforming use status applies to a major structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. "Destruction," for the purpose of this subsection, is defined as damage to an extent of more than sixty (60) percent of the replacement cost of all structures located on the parcel at the time of destruction.
 1. Where damage is to an extent sixty (60) percent or less of replacement cost, such structures may be restored to the same or lesser size in the same location; provided however, that restoration shall begin within twelve (12) months of damage and be diligently carried to completion; and nonconforming use may be resumed and continued as before, or on a lesser scale, but shall not be enlarged or intensified. Unless restoration is so initiated and completed, the use shall terminate and not be resumed. Remodeling shall not be deemed removal or destruction. Destruction made necessary by repairs, maintenance and/or remodeling shall not be construed to be removal or destruction.
 2. Special exception for replacement or reconstruction of destroyed major structures containing nonconforming uses: Where a major structure containing a nonconforming use is destroyed to an extent of more than fifty (50) percent of replacement cost at time of destruction, the board of zoning appeals may, by special exception, permit its replacement or reconstruction in whole or in part upon making all of the following findings:
 - a. That the cause of destruction was not the deliberate action of the owner or occupant of the structure or their agents; and
 - b. That nothing contained in the provisions of subsection 9.3 required termination of such nonconforming use; and;
 - c. That the board finds substantial public advantage in continuance of the nonconforming use; and
 - d. That the primary purpose of continuing the nonconforming use is not to continue a monopoly; and
 - e. That replacement or reconstruction in the manner proposed, with related actions imposed in conditions and safeguards by the Board of Zoning Appeals, would reduce any previous adverse effects of the use on neighboring properties.
- G. Uses permissible by conditional use permit or special exception not to be construed as nonconforming uses. Except as otherwise provided herein, any use which is permissible by conditional use permit or special exception in a district shall not be considered a nonconforming use in the district if in lawful existence prior to passage of the requirement for such conditional use permit or special exception, but shall without further action be considered a conforming use. So long as such use remains the same, structural alterations within the general limits of the regulations of this chapter shall be permitted on the premises of such use; but any enlargement, extension, movement or replacement of such use, with respect to land or structures, shall require a special exception or special use permit, as appropriate to the case, as though it were a new use.

(Ord. No. 2012-54, § 2, 3-13-12; Ord. 2017-41, § 27, 5-30-17; Ord. 2017-41, § 27, 5-30-17; Ord. No. 2017-88, § 3, 12-19-17; Ord. No. 2018-130, § 12, 12-18-18; Ord. No. 2019-37, § 1, 3-19-19)

Sec. 9.6 - Nonconforming Signs.

- A. Signs which on the effective date of this Article were approved and erected under previous sign restrictions, which were in existence before the effective date of this chapter or which became nonconforming with respect to the requirements of this chapter, may continue in existence so long as there is no change in the use of the property, the size or height of any such sign is not increased beyond that existing as of the effective date of this section or any subsequent change in the Article. Damaged signs may be rebuilt in conformity with existing building code regulations, but the nonconformity may not be expanded.

No such nonconforming sign shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by the sign at the time it became nonconforming. If use of the premises served by the sign ceases for any reason for a period of more than ninety (90) days, then any such sign shall lose its nonconforming status, and any subsequent sign erected for the premises shall conform with the regulations of this chapter. Upon sale, transfer, or exchange of the sign the nonconforming sign will be discontinued.
- B. Any sign erected in violation of this chapter may be removed by duly authorized employees of the County, from any public property or right-of-way, and a responsible party may be cited for such violation.
- C.

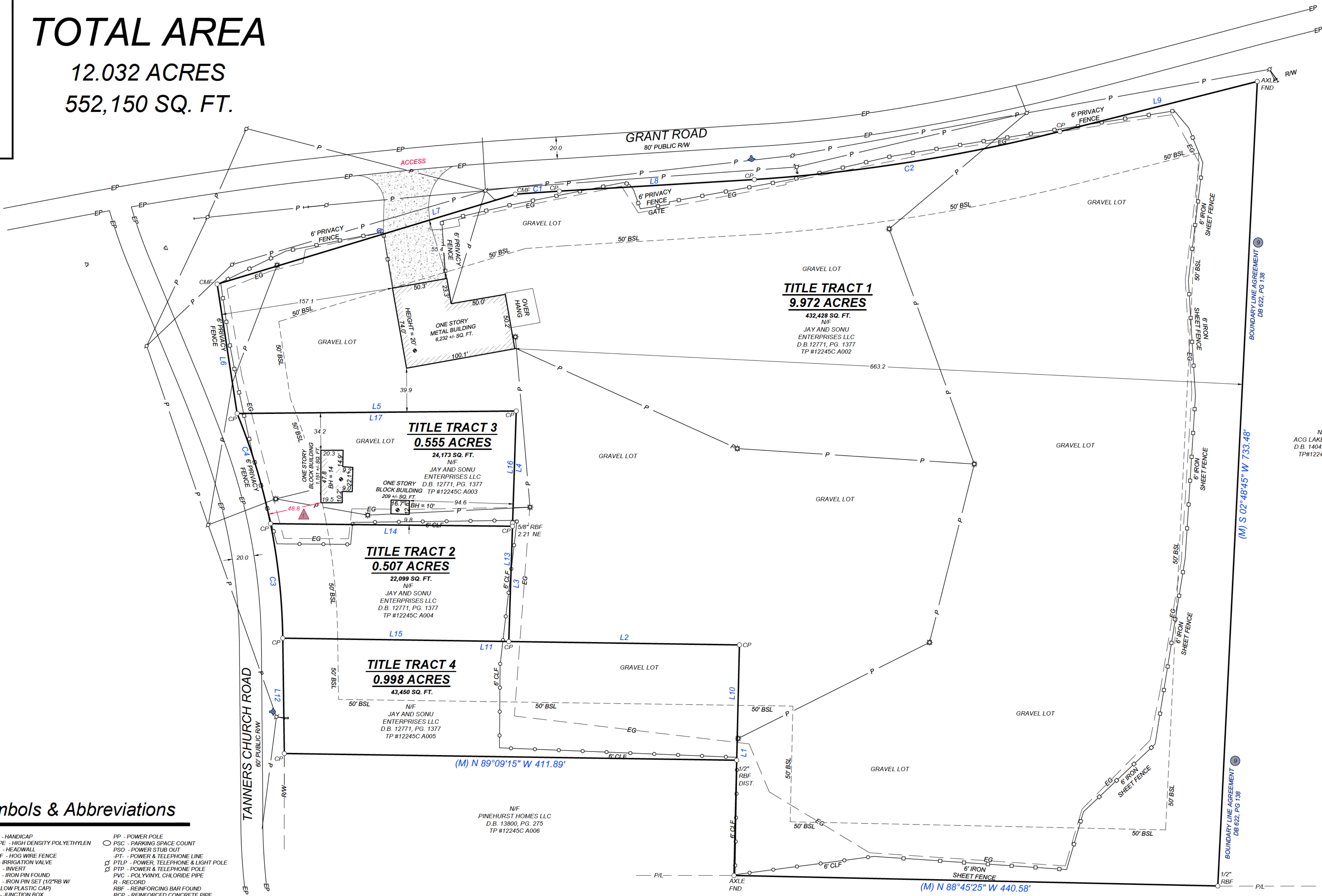
A conforming sign or advertising device shall not be erected for the same establishment on the same lot with an existing nonconforming sign until the nonconforming sign has been removed.

03.

Survey

TOTAL AREA
12.032 ACRES
552,150 SQ. FT.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



TITLE TRACT 1
9.972 ACRES
 432,428 SQ. FT.
 NF
 JAY AND SONU ENTERPRISES LLC
 D.B. 12771, PG. 1377
 TP #12245C A002

TITLE TRACT 3
0.555 ACRES
 24,173 SQ. FT.
 NF
 JAY AND SONU ENTERPRISES LLC
 ONE STORY D.B. 12771, PG. 1377
 BLOCK BUILDING TP #12245C A003
 208 +/- SQ. FT.

TITLE TRACT 2
0.507 ACRES
 22,099 SQ. FT.
 NF
 JAY AND SONU ENTERPRISES LLC
 D.B. 12771, PG. 1377
 TP #12245C A004

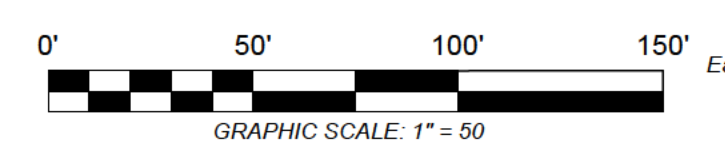
TITLE TRACT 4
0.998 ACRES
 43,450 SQ. FT.
 NF
 JAY AND SONU ENTERPRISES LLC
 D.B. 12771, PG. 1377
 TP #12245C A005

Legend of Symbols & Abbreviations

- BC - BACK OF CURB
- BL - BUILDING LINE
- BH - BUILDING HEIGHT
- BWF - BARBED WIRE FENCE
- C - CABLE TELEVISION LINE
- CG - CURB AND GUTTER
- CBX - CABLE TV BOX
- CCN - CONCRETE NAIL
- CI - CURB INLET
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- CP - CALCULATED POINT
- CT - CURB TOP PIPE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DP - DUMPSTER PAD
- DWCB - DOUBLE WING CATCH BASIN
- DY - DOUBLE YELLOW LINE
- EA - EDGE OF ASPHALT
- EG - EDGE OF GRAVEL
- EP - EDGE OF PAVING
- FES - FLARED END SECTION
- FH - FIRE HYDRANT
- FIRM - FLOOD INSURANCE RATE MAP
- FO - FIBER OPTIC MARKER
- G - GAS LINE
- GI - GATE INLET
- GM - GAS METER
- GMD - GEORGIA MILITIA DISTRICT
- GTM - GREASE TRAP MANHOLE
- GP - GUY POLE
- GTP - GUY POLE & TELEPHONE POLE
- GV - GAS VALVE
- GW - GUY WIRE
- HC - HANDICAP
- HDPE - HIGH DENSITY POLYETHYLEN
- HW - HEADWALL
- HWF - HOOD WIRE FENCE
- IV - IRRIGATION VALVE
- INV - INVERT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" RB W/ YELLOW PLASTIC CAP)
- JB - JUNCTION BOX
- LAT - SEWER LATERAL
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- M - MEASURED
- MAG - MAGNETIC NAIL
- MC - MOTORCYCLE PARKING
- MH - MANHOLE
- MON - MONUMENT
- MW - MONITORING WELL
- NF - NOW OR FORMERLY
- NS - NAIL SET
- NTS - NOT TO SCALE
- OCS - OUTLET CONTROL STRUCTURE
- O.S.D. - OUTSIDE DIMENSION
- OTP - OPEN TOP PIPE FOUND
- PB - PLAT BOOK
- PBX - POWER BOX
- PG - PAGE
- PIV - POST INDICATOR VALVE
- PKNS - PK NAIL SET
- PI - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POE - POINT OF ENTRY
- P - POWER LINE
- PP - POWER POLE
- PSC - PARKING SPACE COUNT
- PSD - POWER STUB OUT
- PT - POWER & TELEPHONE LINE
- PTLP - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYL CHLORIDE PIPE
- R - RECORD
- RBF - REINFORCING BAR FOUND
- RCP - REINFORCED CONCRETE PIPE
- RM - RECORD DEED MEASURE
- RW - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SP - SERVICE POLE
- SRF - SOLID ROD FOUND
- SSE - SANITARY SEWER EASEMENT
- S - SANITARY SEWER
- SWCB - SINGLE WING CATCH BASIN
- SYL - SINGLE YELLOW LINE
- T - TELEPHONE LINE
- TBM - TEMPORARY BENCH MARK
- TBX - TELEPHONE REESTABLISH BOX
- TC - TOP OF CURB
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- TPN - TAX PARCEL NUMBER
- TSP - TRAFFIC SIGNAL POLE
- UB - UNDERGROUND POWER
- UL - UNDERGROUND TELEPHONE
- W - WATER LINE
- WV - WATER VALVE
- W - WHITE LINE
- WM - WATER METER
- WMH - WATER MANHOLE
- WV - WATER VAULT
- TC - TOP CURB
- FL - FLOW LINE
- TOPOGRAPHIC CONTOUR 700
- TOPOGRAPHIC CONTOUR 702

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4311.16'	40.17'	40.17'	(M) N 85°58'30" E	0°32'02"
C2	1571.70'	281.96'	281.58'	(M) N 81°03'40" E	10°16'44"
C3	580.63'	105.00'	104.85'	(M) N 06°06'58" W	10°43'51"
C4	580.63'	105.00'	104.85'	(M) N 16°50'49" W	10°43'51"

LINE	BEARING	DISTANCE
L1	(M) N 01°21'29" E	209.99'
L2	(M) N 89°09'15" W	210.00'
L3	(M) N 01°50'39" E	105.00'
L4	(M) N 01°50'39" E	105.00'
L5	(M) S 89°29'27" W	254.07'
L6	(M) N 08°45'12" W	119.18'
L7	(M) N 73°12'56" E	283.47'
L8	(M) N 86°35'47" E	177.83'
L9	(M) N 75°46'14" E	185.45'
L10	(M) N 01°21'29" E	105.00'
L11	(M) S 89°09'15" E	415.77'
L12	(M) S 00°45'40" E	105.04'
L13	(M) N 01°50'39" E	105.00'
L14	(M) S 89°23'28" E	220.31'
L15	(M) N 89°09'15" W	205.77'
L16	(M) S 01°50'39" W	105.00'
L17	(M) N 89°29'27" E	254.07'



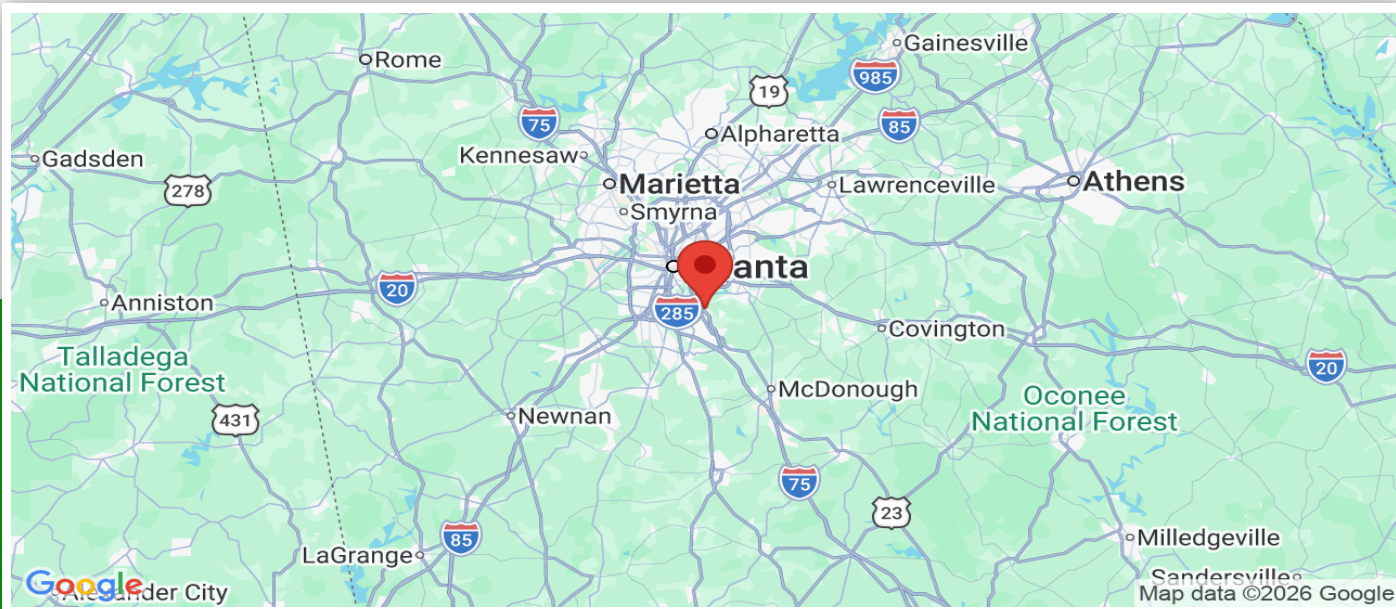
Survey Prepared By:
 EarthPro Land Surveying
 7973 Highway 172
 Corner, Ga. 30629
 Phone: 678-640-5500
 Fax: 706-510-2620
 gh@earthprolandsurvey.com

EarthPro Project Number: 25278
 Sheet 2 of 2

CREtelligent (866) 941-6813

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
 CREtelligent
 EMAIL: support@cretelligent.com
 PHONE: (866) 941-6813
 2717 S. Arlington Road, Suite C, Akron, OH 44312

AREA LOCATION MAP



3623

GRANT RD

**3623 Grant Rd
Ellenwood, GA,
30294**



Chris Springfield
CBI, PMP, REALTOR

Springfield Strategies
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