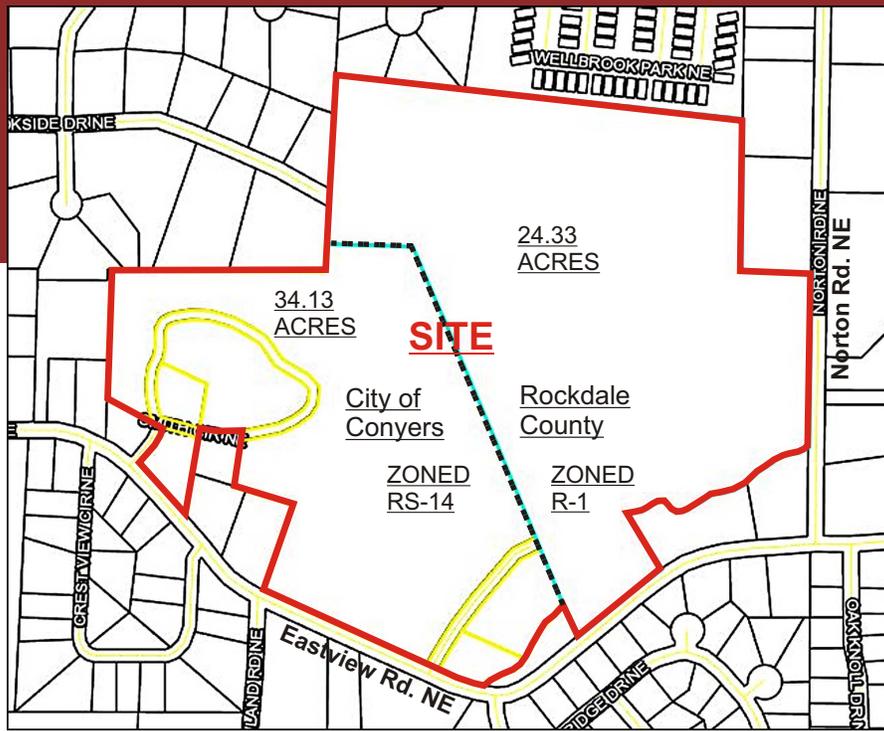


OFFERED BY VIRGINIA SMITH



PRIME DEVELOPMENT SITE FOR SALE

4 Parcels:

- NE East View Rd. •
- 1088 Smith Lake Rd. NE •
- 1115 Smith Lake Rd. SW •
- 1125 Smith Cir. NE •

Conyers, GA 30012

OFFERING SUMMARY

- Land Area** 58.46 acres (per 2004 survey. Includes 0.63 acre acquired in 2007)
- Zoning** R-1: 24.33 acres (residential, single-family: Rockdale County)
RS-14: 34.13 acres (residential, single-family: City of Conyers)
- Utilities** See attached water/sewer map. Public water: on Eastview Rd. NE and Norton Rd. NE. Public sewer: 2 lines run through property, and lines at Smith Cir., Eastview Rd. NE.
- 2025 Taxes** \$10,043 (total - all 4 parcels)
- Parcel ID** 0670020001: 28.48 acres (per tax record)
C330030003: 27.19 acres (per tax record)
C33003003B: 0.63 acre (per tax record)
C33003003A: 0.52 acre (per tax record)

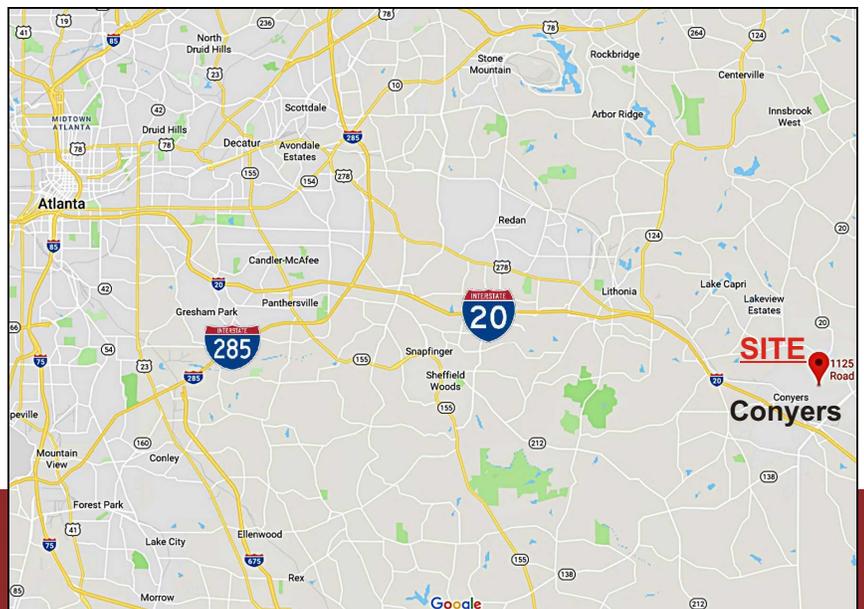
INVESTMENT SUMMARY

Prime, 58.46 acre residential development site, and possible potential for retirement community or assisted living. Very close to Piedmont Rockdale Hospital (approx. 1/2 mile), and the numerous medical facilities, specialists, rehab centers, and doctors' offices that surround the hospital and this property. 34.13 acres zoned RS-14 (in City of Conyers) and 24.33 acres zoned R-1 (in Rockdale County).

For sale by owner (licensed broker in VA, DC, MD - not acting as a broker in the sale of this property).

LOCATION HIGHLIGHTS

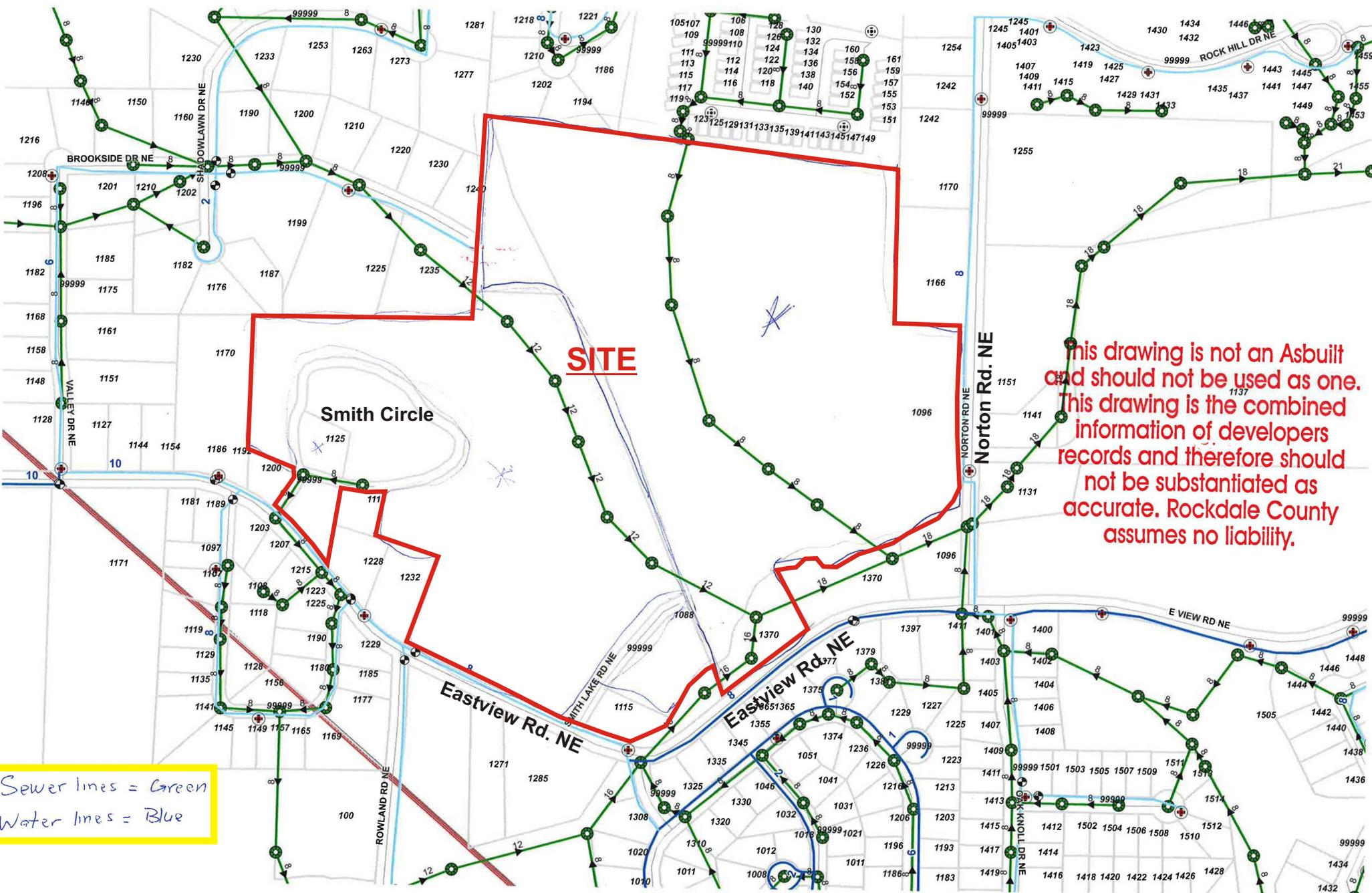
- * 25 miles from downtown Atlanta
- * Approx. 1/2 mile to Piedmont Rockdale Hospital
- * 27 miles from Hartsfield-Jackson International Airport
- * 5.7 miles to Georgia International Horse Atlanta Park (built for 1996 Olympics in Atlanta)
- * 1 mile to downtown Conyers
- * 2.7 miles to Conyers Plaza and Conyers Crossroads Shopping Centers
- * Easy access to I-20
- * 3 blocks to Rockdale County High School and CJ Hicks Elementary School



VIRGINIA SEEKFORD SMITH
Licensed Broker in VA, DC & MD
24 hr. Telephone: 703-836-1116

The information contained herein is based upon sources of information that owner deems to be reliable, but no warranty or representation is made as to the accuracy therefore. The offering is subject to withdrawal or change of price without written or oral notice. The Seller retains the option to reject any and all offers.

PUBLIC WATER / SEWER MAP



This drawing is not an Asbuilt and should not be used as one. This drawing is the combined information of developers records and therefore should not be substantiated as accurate. Rockdale County assumes no liability.

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Sec. 8-7-33. - RS-14 Residential Single-Family District.

- (a) *Purpose and intent.* The RS-14 District is intended to provide for single-family residences on moderate size lots served by public water and wastewater treatment systems.
- (b) *Principal uses and structures.* Principal uses are as permitted in the use table in Section 8-7-90; but those uses which are not listed as uses permitted, shall be prohibited in the RS-14 District.
- (c) *Accessory uses.* Accessory uses customarily incidental and subordinate to the principal building and located on the same lot shall be permitted in the RS-14 District in accordance with the regulations in Section 8-7-91.
- (d) *Special uses.* Special uses may be permitted in the RS-14 District in accordance with the use table shown in Section 8-7-90. Special use permits shall be approved only by the City Council with a review and recommendation provided by the Planning Commission as per the procedures set forth in Section 8-7-126.
- (e) *Property development standards.*
 - (1) Minimum lot size: 14,000 square feet.
 - (2) Minimum lot width at building line: 85 feet.
 - (3) Minimum lot depth: 150 feet.
 - (4) Minimum yard requirements:
 - a. Front: 25 feet.
 - b. Rear: 50 feet.
 - c. Side, interior lot: ten feet.
 - d. Side, corner lot: 25 feet.
 - (5) Minimum house size (heated floor area): 1,800 square feet, one story; 2,200 square feet, two story or split-level.
 - (6) Maximum building height: 35 feet.
 - (7) Maximum impervious coverage: 30 percent of the gross area of the lot.
 - (8) Specific regulations for dwelling units:
 - a. Developments involving the construction of between one and five single-family dwellings shall provide an adequate number of front building elevation variations to ensure that in no instance shall the same two front elevations be used immediately adjacent to or directly across the street from one another. Developments of six or more single-family dwellings shall provide at least six different front building elevations, and in no instance shall the same two front elevations be used immediately adjacent to or directly across the street from one another. In either situation front elevations shall be substantially differentiated with regard to architectural style, exterior materials, color, and architectural elements. Mirrored or reversed front elevations shall not be considered adequate to fulfill this requirement.
 - b. A minimum dwelling width of 24 feet.
 - c. A minimum roof pitch of 4:12, which means having a pitch equal to at least four inches of vertical height for every 12 inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of the ordinance from which this chapter is derived may be extended, enlarged or repaired as otherwise provided by this chapter with the same roof pitch as that allowed by the previous building permit.
 - d. A minimum roof overhang of 12 inches is required. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam

(noncorrugated tin or steel), clay tiles, slate or similar materials approved by the City Manager or his or her designee.

- e. Exterior materials shall consist of brick, masonry, stone or siding consisting of wood or hardboard.
- f. No more than 25 percent of the exterior walls may be finished with aluminum or vinyl, covered or painted, but in no case exceeding the reflectivity of gloss white paint.
- g. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the international residential code. A permanent foundation wall, or curtain wall, unpierced, except for required ventilation and access, shall enclose the area located under the home to the ground level. Such a wall shall have a minimum thickness of 3.5 inches and shall be constructed of masonry, brick, or similar material. Installation shall meet or exceed any applicable rules or regulations promulgated by the State Fire Safety Commissioner and shall be completed prior to permanent electrical service.
- h. Utility meters shall be mounted to the structure rather than on a utility pole; and all axles, tongues and transporting and towing apparatus of manufactured homes shall be removed before occupancy.
- i. All residential structures shall have a minimum four feet by eight feet covered front porch and a minimum six feet by eight feet back porch, patio or deck. The structure shall include steps that lead to ground level, and both landing and steps shall meet the requirements of the international residential code.
- j. A manufactured home shall be installed in accordance with the above regulations and O.C.G.A. § 8-2-160 et seq. and the rules promulgated thereunder.

(Code 1990, § 8-7-33; Ord. No. 693, 8-18-2004; Ord. No. 1000, § 38, 11-18-2015; Ord. No. 1081, § 3, 7-19-2017)

Sec. 206-3. - R-1 single-family residential district.

- (a) *Purpose and intent.* The R-1 district is intended to provide for single-family residences at medium densities.
- (b) *Principal uses and structures.* Principal uses and structures permitted in the R-1 district are as listed in the UDO in section 218-1 table of permitted uses.
- (c) *Accessory uses and structures.* Accessory uses and structures shall be permitted in the R-1 district in accordance with section 218-1 table of permitted uses and provisions detailed in section 218-7 accessory use standards of the UDO.
- (d) *Special uses.* Special uses may be permitted in the R-1 district in accordance with section 218-1 table of permitted uses. Special uses shall be subject to approval of a special use permit and subject to the additional use standards established in section 218-13 of the UDO.
- (e) *Property development standards.* Property in the R-1 district may be developed in accordance with section 214-1 of the UDO, dimensional standards for zoning districts, table 1 development standards for residential zoning districts.

(Ord. No. 0-2006-32, §§ 1—3, 11-28-2006)