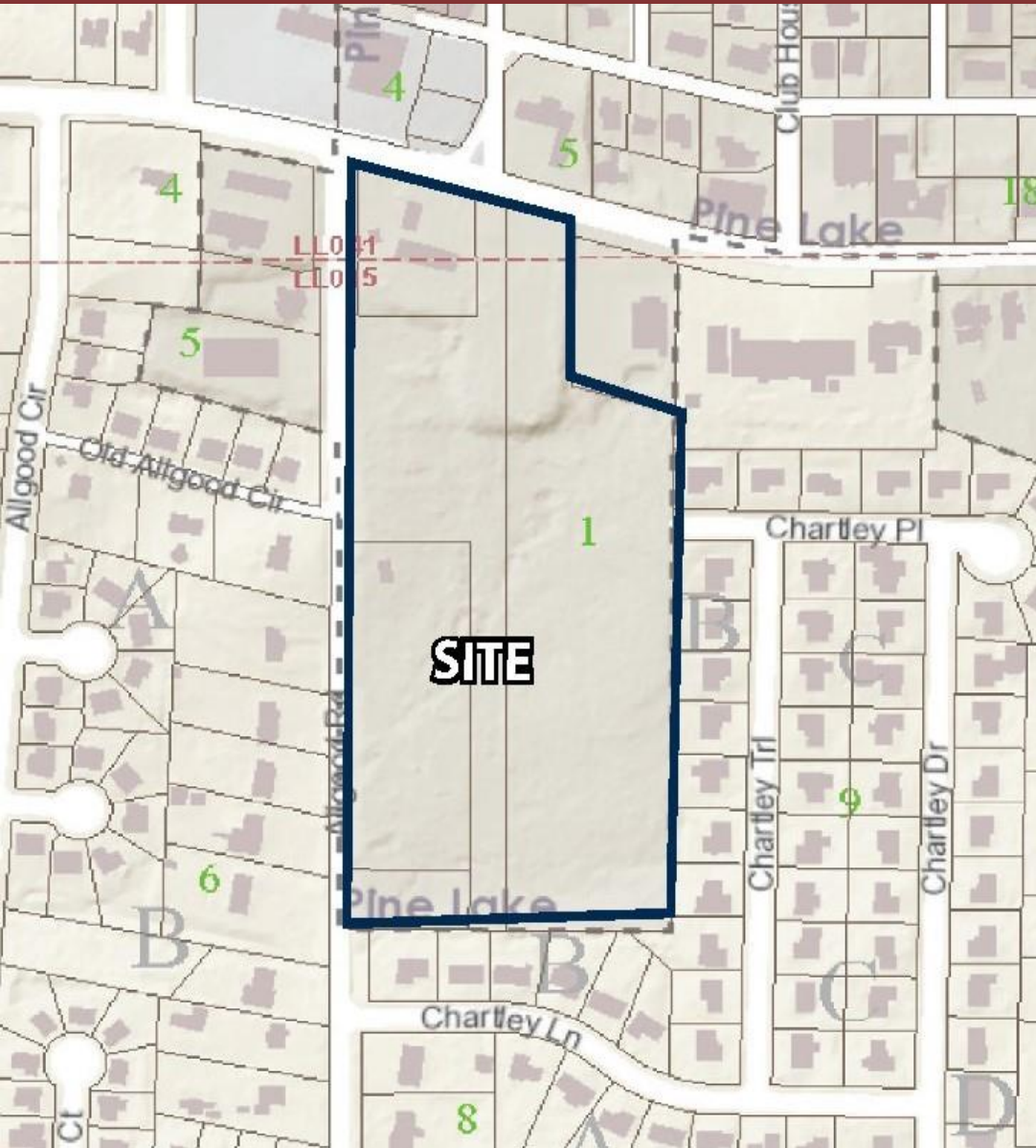


# FOR SALE | 13.13 Acre Parcel Near Pine Lake in Stone Mountain

4533-4551 Rockbridge Road  
Stone Mountain, GA 30083  
Mixed Use Property (C-1 and R-100)



**PROPERTY SUMMARY**

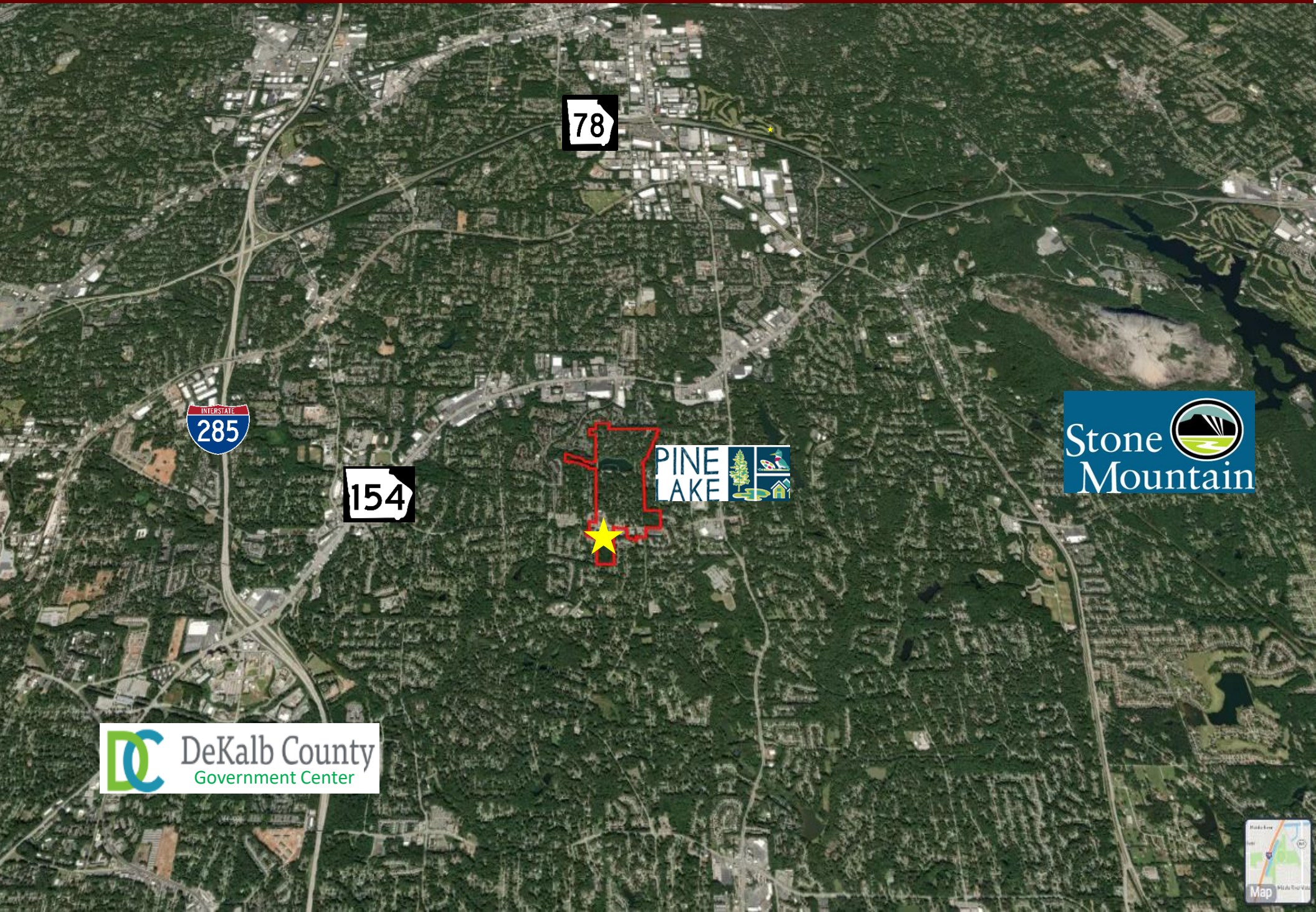
<b>PROPERTY ADDRESS</b>	4533-4551 Rockbridge Rd. Stone Mountain, GA 30083
<b>ZONING</b>	C-1 (Commercial) & R-100 (R1) in the city of Pine Lake, GA
<b>SUBMARKET</b>	Stone Mountain
<b>SIZE</b>	13.13 Acres (571,943 Square feet)
<b>PARCEL NUMBERS</b>	18-015-01-008, 18-015-01-009, 18-015-01-010, 18-015-01-012, 18-015-01-028
<b>FRONTAGE</b>	1,271' on Allgood Rd 378' on Rockbridge Rd
<b>TRAFFIC COUNTS</b>	20,000 Vehicles Per Day On Rockbridge Rd.
<b>2023 TAXES</b>	\$16,320.14
<b>SALES PRICE</b>	\$4,000,000

**EXECUTIVE SUMMARY**

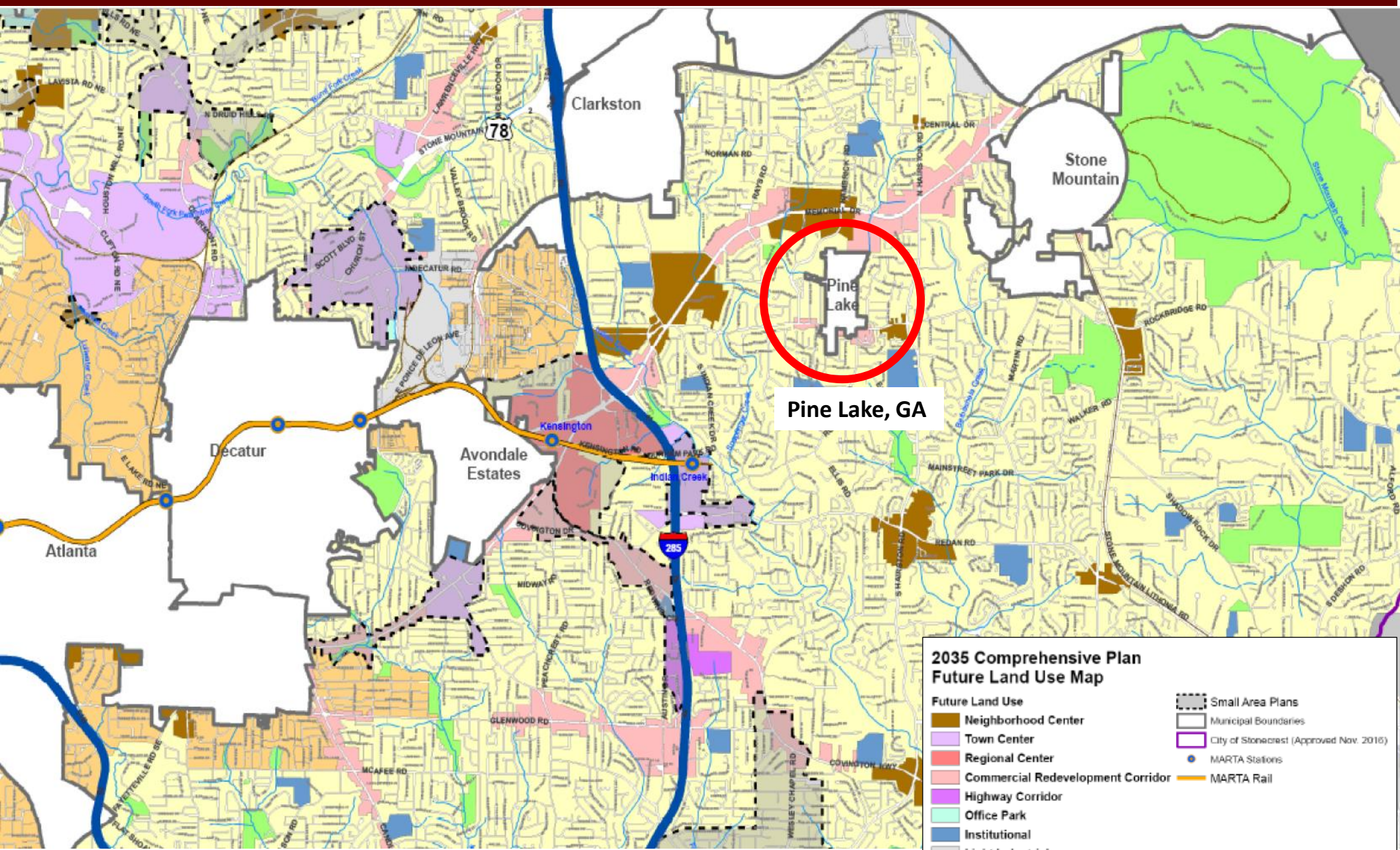
JGRE is pleased to present for sale a 13.13-acre undeveloped property in the heart of Pine Lake GA / Stone Mountain GA on the corner of Rockbridge Rd. and Allgood Rd.

The mixed-use parcel in Pine Lake, Georgia, offers a unique opportunity for development, blending both commercial and residential zoning. Nestled in a serene, tree-lined neighborhood, this parcel is perfect for those seeking to create a harmonious living and business environment. The commercial zoning allows for a variety of enterprises, from boutique shops to quaint cafes, enhancing the community's charm and convenience. Meanwhile, the residential portion provides a tranquil setting for residential development, ensuring a balanced lifestyle for residents. This dual-zoned property not only caters to local business needs but also fosters a close-knit community, making it an ideal investment for developers aiming to blend commerce with comfortable living spaces.









[Click Here for More Information](#)

4533 – 4551 Rockbridge Rd, Stone Mountain, GA 30083

**27-2.26 DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT****Sec. 2.26.1. Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the county for all residents;
- B. To provide for auto-oriented needs outside of the Neighborhood Center, Town Center and Regional Center character areas, but to focus on the pedestrian oriented development within these districts;
- C. To provide for quality control in development through materials and building placement;
- D. To assure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- E. To implement the future development map of the county's most current comprehensive plan.

(Ord. No. 15-06, 8-25-2015)

**Sec. 2.26.2. Permitted and special land uses.**

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4, such regulations shall also apply and must be complied with.

(Ord. No. 15-06, 8-25-2015)

**Sec. 2.26.3. Dimensional requirements.**

Dimensional requirements for the C-1 (Local Commercial) District shall be as provided in Table 2.24, "Non-Residential Zoning Districts Dimensional Requirements."

(Ord. No. 15-06, 8-25-2015)

**Sec. 2.26.4. Site and building design standards.**

Site and building design standards and regulations to be applied in this zoning district shall be as provided in article 5, site design and building form standards.

(Ord. No. 15-06, 8-25-2015)

**Section 5-1. Single-family residential (R-1) district.**

*5-1.1 Intent and where permitted.* This district (hereafter referred to as R-1) is created to establish a plan implementation zone that:

- Recognizes the existence of previously established low density residential districts in communities;
- Encourages clustering of development and provision of location, environmental and development amenities;
- Provides for low density residential development in cul-de-sac neighborhoods, community areas and the urban area; and
- Enhances the community's character through the promotion of high quality design.

Uses are limited to single-family dwellings served by public sewers, some residentially related institutions, to certain incidental uses intended primarily to provide service to a dwelling or a residential neighborhood.

*5-1.2. Permitted uses by right.*

A. The following uses shall be permitted subject to requirements and limitations of this ordinance:

1. Detached single-family dwellings, excluding manufactured homes.
2. Community parks and recreation (publicly owned).
3. Conservation and passive recreation areas.
4. Conservation/open space development of permitted residential uses, provided that conditions outlined in Article VII (Conservation/open space development) are met.
5. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
6. Guest house, pool house, or servant quarters on a lot containing a single-family residence limited to one on each lot and shall not include cooking facilities and shall not exceed the square footage of the principal structure.
7. Swimming pool for a single-family residential dwelling, that is completely enclosed by an opaque fence or wall at least four (4) feet in height, but not over eight (8) feet in height. Swimming pools shall meet all the requirements of the International Building Code and applicable local health department rules and regulations.
8. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed a total of 400 square feet of gross floor area.
9. Temporary construction uses.
10. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations.
11. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
12. Public utility facilities, if essential to service this zoning district, are permitted provided:
  - a. All structures, except for driveways, are placed 50 feet from any property line.
  - b. All structures, except for driveways, are enclosed by a wall or woven wire fence at least but not greater than eight feet in height.
  - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
  - d. The lot is suitably landscaped.
  - e. No vehicles or equipment are stored on the premises.
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
14. Schools offering traditional core educational courses similar to the public elementary, middle and high schools, provided:
  - a. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
  - b. All buildings be at least 60 feet from every property line.
15. Existing cemeteries.
16. Other uses as approved by the city, provided:
  - a. Approval must be given prior to development.



**Dan Granot**

Principal

Joel & Granot Real Estate  
[dan@joelandgranot.com](mailto:dan@joelandgranot.com)

404.216.0733

[www.joelandgranot.com](http://www.joelandgranot.com)

**Dave Smith**

Partner

Joel & Granot Real Estate  
[dave@joelandgranot.com](mailto:dave@joelandgranot.com)

404.428.2134

[www.joelandgranot.com](http://www.joelandgranot.com)



**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE