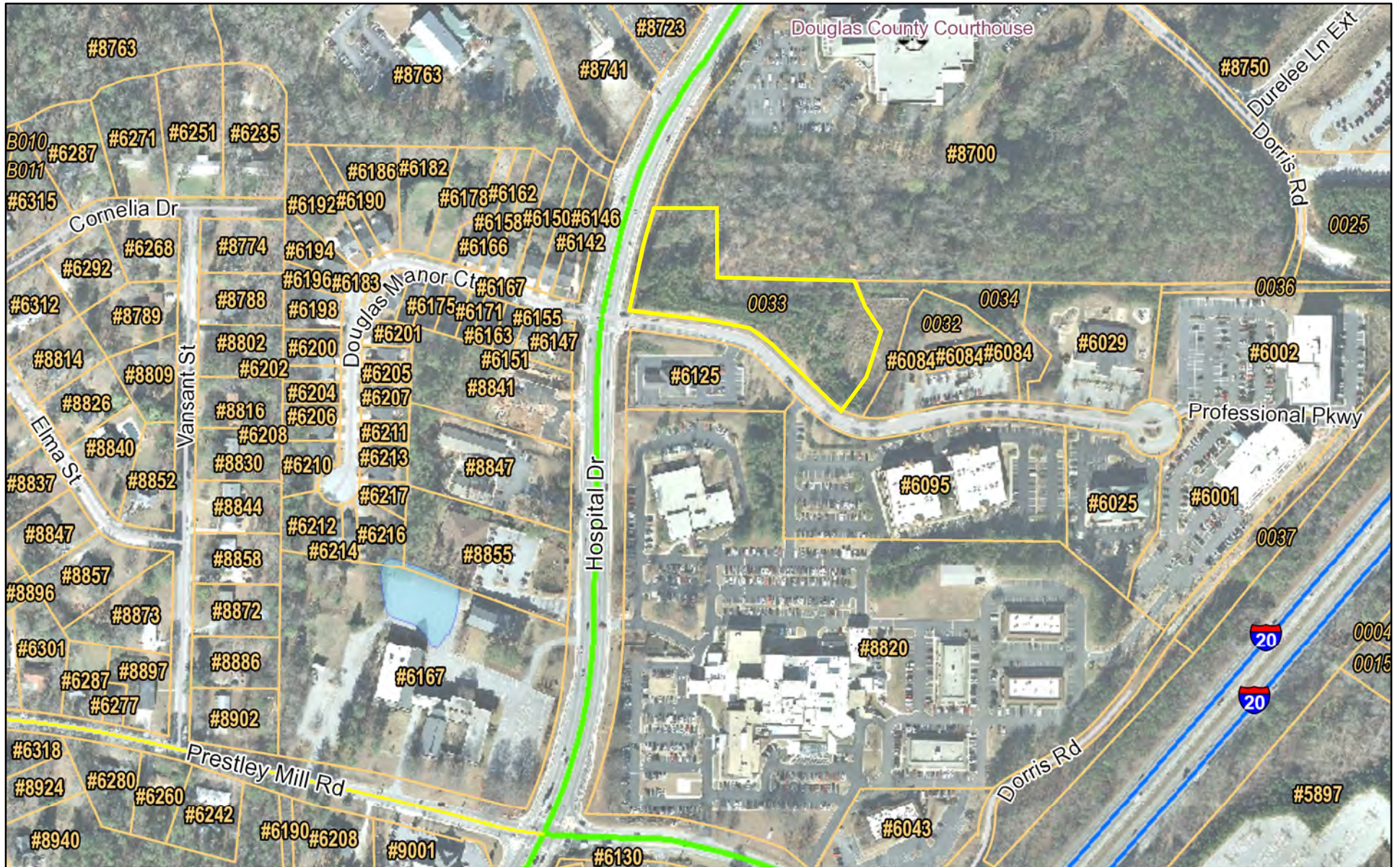
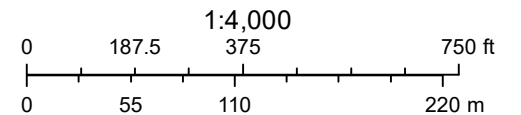


2.8 Ac Professional Parkway, Douglasville, GA



March 25, 2019



Douglas County, Ga GIS Department
Douglas County Georgia GIS Department

City of Douglasville



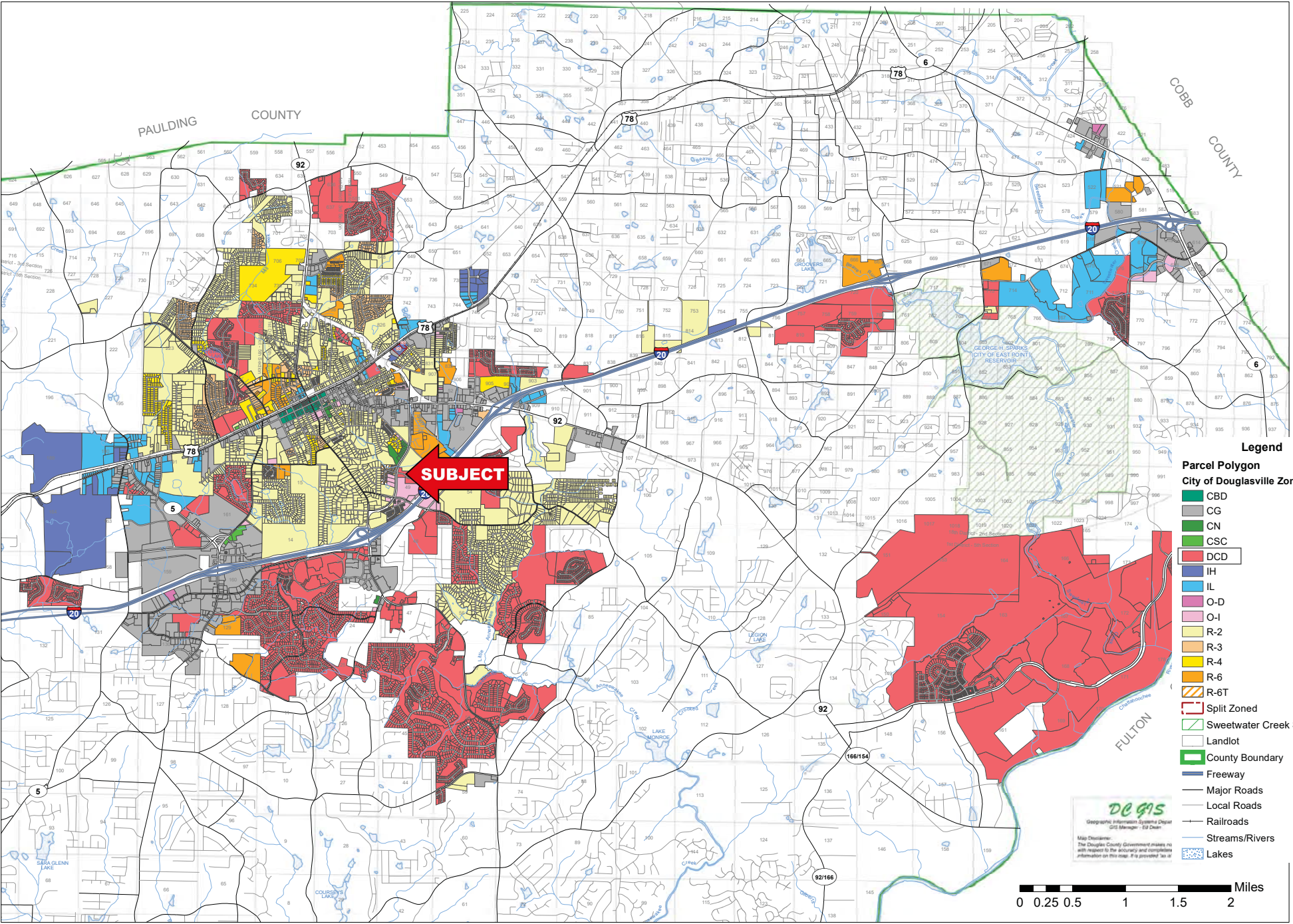
Official Zoning Map



Legend

Parcel Polygon
City of Douglasville Zoning

- CBD
- CG
- CN
- CSC
- DCD
- IH
- IL
- O-D
- O-I
- R-2
- R-3
- R-4
- R-6
- R-6T
- Split Zoned
- Sweetwater Creek State Park
- Landlot
- County Boundary
- Freeway
- Major Roads
- Local Roads
- Railroads
- Streams/Rivers
- Lakes



Spring
State Park

City of Douglasville Future Land Use Map

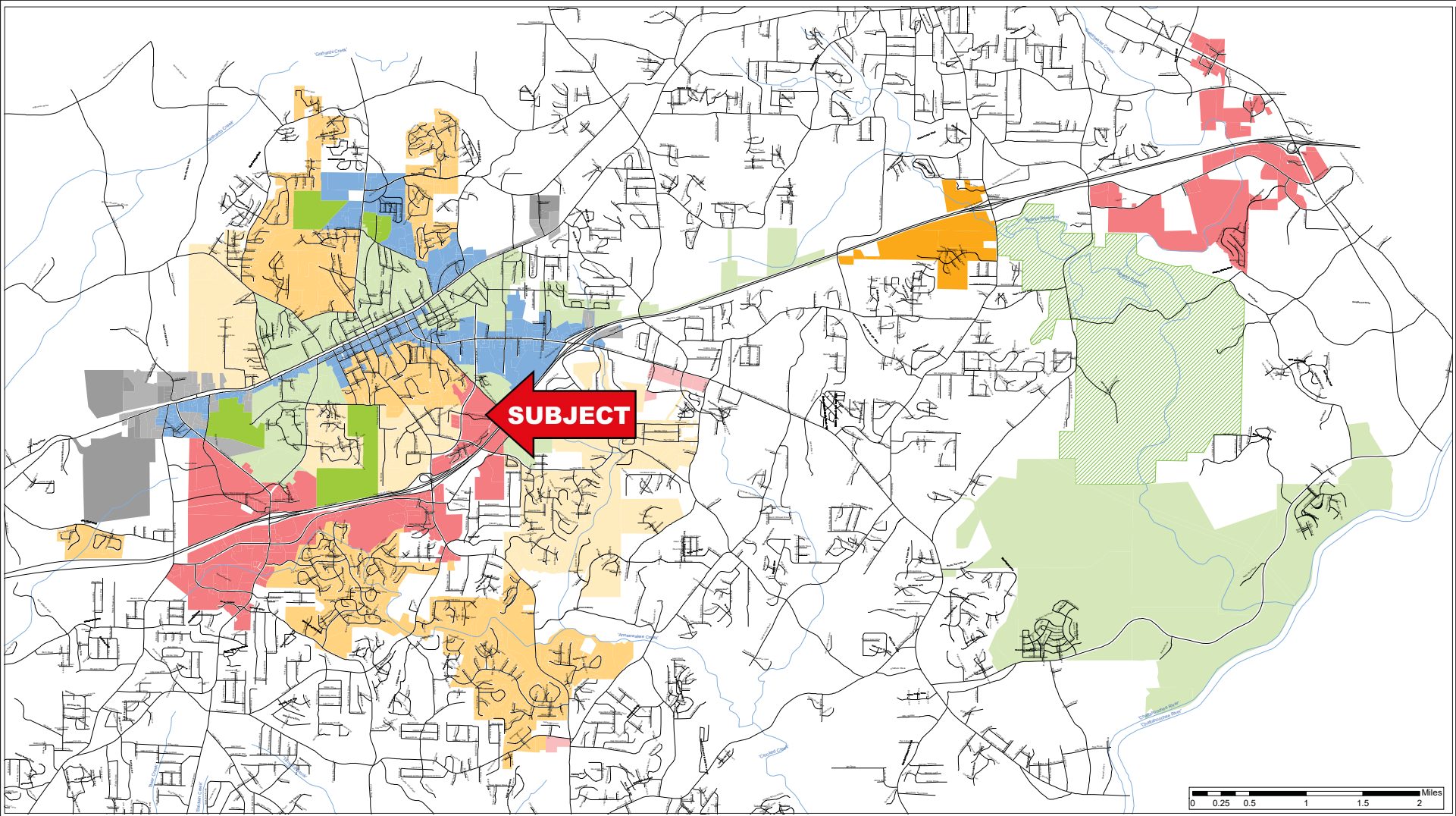
City of Douglasville



2024 Land Use Plan



Legend
 State Park
 Lakes & Streams
 County Boundary



2024 Land Use Plan

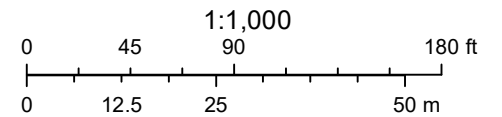
<p>Future Land Use - 2020</p> <ul style="list-style-type: none"> ■ Regional Activity Center ■ Community Activity Center ■ Neighborhood Activity Center 	<p>To provide for areas that can support a high intensity of development that serves a regional market. Typical land uses in these areas include high-rise office buildings, regional retail, and dining districts of residential development.</p> <p>To provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.</p> <p>To provide for areas that serve neighborhood residences and businesses. Typical land uses for these areas include small offices, limited retail, and grocery stores.</p>	<p>■ Mixed-Use Design</p> <p>■ Recreation</p>	<p>To encourage the best possible site plan and building arrangements under a unified plan of development. The concept benefits from better land utilization, efficiency in the provision of roads, utilities, and flexibility in design. Approval of an overall concept plan provides an opportunity to assure that the new growth will be in accordance with the character of the neighborhood in which the development is located. The mixed-use design concept is intended to encourage transparency and resilience through planning to ensure the provision of park and recreation, and facilities for the use of the occupants of the development. A mixed-use design is required to include at least two types of land use that are otherwise not allowed together or at least two types of residential density, in order to provide unique solutions to growth issues. A mixed-use design concept is intended to be a relatively large-scale project on a site of ten acres or more, except when contained entirely within an historic site or historic district may be located on a site not less than five acres.</p> <p>To acknowledge the need to preserve open space and land that will encourage the best possible environment for family use of passive and active recreational opportunities. This designation will also provide opportunities to enjoy and appreciate performing arts and related activities that help define our quality of life.</p>	<ul style="list-style-type: none"> ■ Low-Density Residential ■ Medium-Density Residential 	<p>To protect and promote a suitable environment for family life, to discourage any other use which would generate other than normal residential area traffic on minor streets, and to protect the orderly future development of land in accordance with the land use plan for the city at a density of not more than four units per acre.</p> <p>To protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets, to meet the needs and demands of single-, two-, three-, and four-family residences and to protect the orderly future development of land in accordance with the land use plan of the city at a density of not more than four units per acre. A minimum development site size of three acres and a minimum requirement that 50 percent of the units in the development be single-family detached dwellings is intended to assure compatibility with surrounding residential uses.</p>	<ul style="list-style-type: none"> ■ High-Density Residential ■ Light Industrial ■ Heavy Industrial 	<p>To protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families, by permitting townhouses and multi-family dwellings in accordance with the land use plan for the city at a density of not more than six units per acre and a development site of at least two acres, and by permitting single-family detached residential dwellings at a density of no more than five units per acre.</p> <p>To include but not limited to warehouse, distribution, manufacturing, wholesale, transportation terminals, processing plants, workshops, greenhouses, research, development, markets, auctions and other ancillary uses.</p> <p>To include but not limited to warehouse, distribution, manufacturing, wholesale, transportation terminals, processing plants, workshops, greenhouses, research, development, markets, auctions, nurseries, lumberyards, building supplies and other ancillary uses.</p>
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This map and any information contained herein are for informational purposes only and do not constitute an offer of any financial product or service. The City of Douglasville is not responsible for any errors or omissions on this map. The City of Douglasville is not responsible for any actions taken based on this map. The City of Douglasville is not responsible for any actions taken based on this map. The City of Douglasville is not responsible for any actions taken based on this map.

2.8 Ac Professional Parkway - Topography

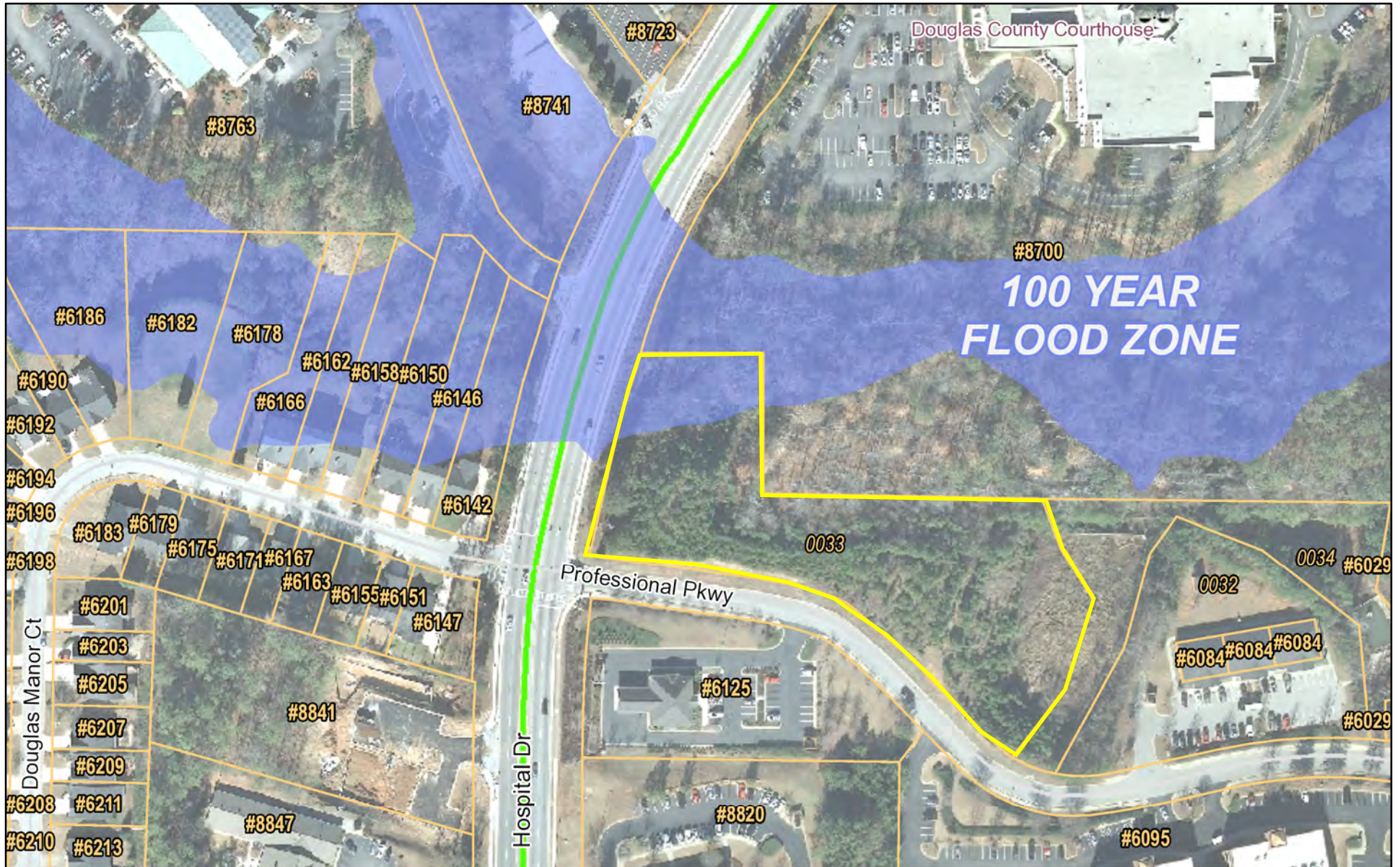


March 25, 2019

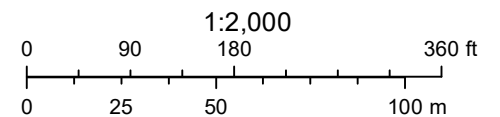


Douglas County, Ga GIS Department
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2.8 Ac. Professional Parkway - Flood Zone Map



March 25, 2019



Douglas County, Ga GIS Department
Douglas County Georgia GIS Department

Assessor Report	Convert to PDF	Parcel Number
Douglas County, GA	3/25/2019	00490150033



Owner Information	
Owner	DOUGLAS COUNTY HOSPITAL
Mailing Address 1	AUTHORITY
Address 2	C/O WELLSTAR HEALTH SYSTEM
Address 3	805 SANDY PLAINS RD., WSR0603
City, State, Zip	MARIETTA, GA 30066



Mobile
Maps and
Information



*Please note: Questions regarding any information should be directed to the Douglas County Appraisal Department at (770) 920-7228.

Property Information							
Property Address		Legal Description				Acres	
0 PROFESSIONAL PKWY		V/2.81 AC, LOT #8, CREEKSIDE PROFESSIONAL PK				2.81	
Class Code (Not Zoning)		Neighborhood		Landlot/District			
Commercial		DC COMM-6070		49/15			
Homestead Exemption			Special		Tax District		
S0			2		DOUGLASVILLE		
Topography	Drainage	Road Class	Parcel Road Access	Water	Sewer	Electric	Gas
Rolling	Good	City	Paved	Public	Public Sewer	Electricity	Pipe Gas

2018 Values				
Land	Improvements	Accessories	Total Value	Previous Value
\$354,400	\$0	\$0	\$354,400	\$354,400

Land Information			
Type	Description	Acres	Soil Productivity
RES	0	2.81	NA

Sales History						
Sale Price	Sale Date	Reason	Grantor	Grantee	Deed Book	Plat Page
\$0	12/14/1965	Non-Market Sale		DOUGLAS COUNTY HOSPI	000640 238	