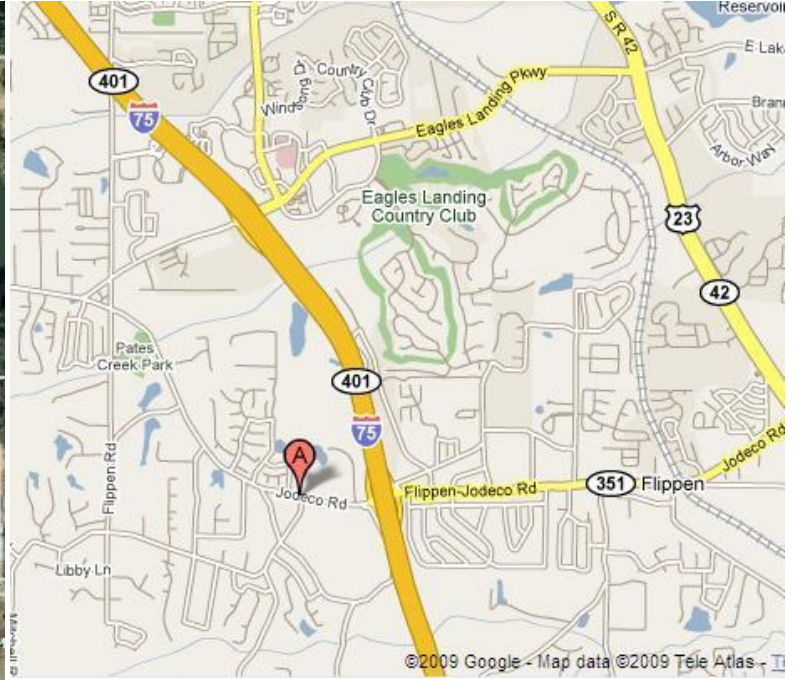
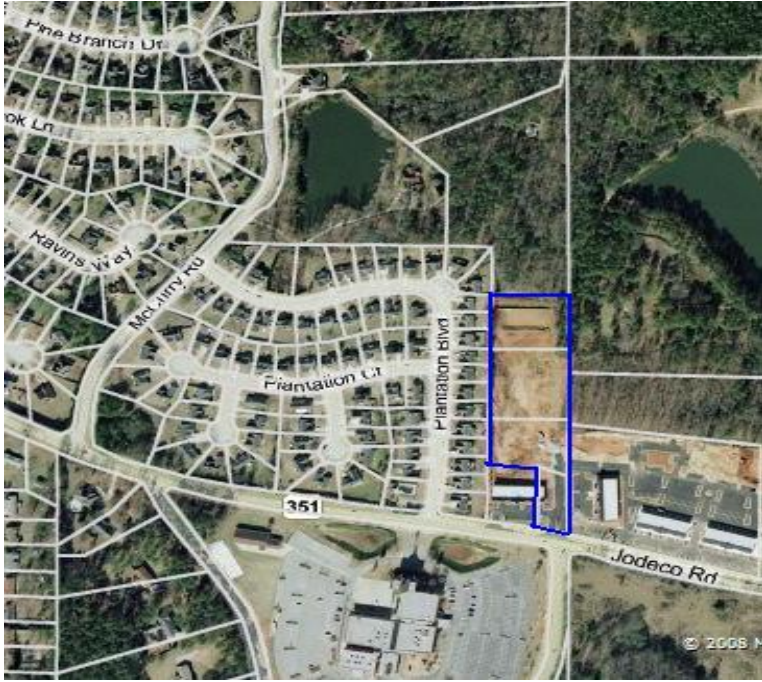


BANK OWNED

3.3+/- ACRES ZONED C-2 OFF JODECO RD IN HENRY COUNTY WITH GREAT INTERSTATE ACCESS

Download Full Information at: <http://fitzgeraldland.com/detail.php?TypeID=50&ListingID=70>



Zoned C-2 Commercial just off Exit 222 of I-75 (Jodeco Rd). Commercial Driveway installed to access this 3.29 +/- acre pad ready site located behind two new office/retail developments. Site is cleared and pad graded. Great Single User Site for Medical, Automotive, or expand on the office/retail development in front of the property. All new construction in the area with great access to signalized intersection on I-75. Many light industrial uses allowed under current zoning.

Subject Property

Retail Development Infront Of Property
Jodeco Rd
Henry County, GA

LOCATION

From 75 South take exit 222 on right to Jodeco Rd. Continue approx 0.5 Miles to property on Right.

For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 903



Mike Fitzgerald, Broker
404-603-5460 Ext 1
Mike@MikeFitzgeraldRealty.com



EXHIBIT "B"

Prepared by:
 Joe B. Rowan, Jr.
 Henry Co. Surveyor
 McDonough, Georgia
 Tel. # 937-4614

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

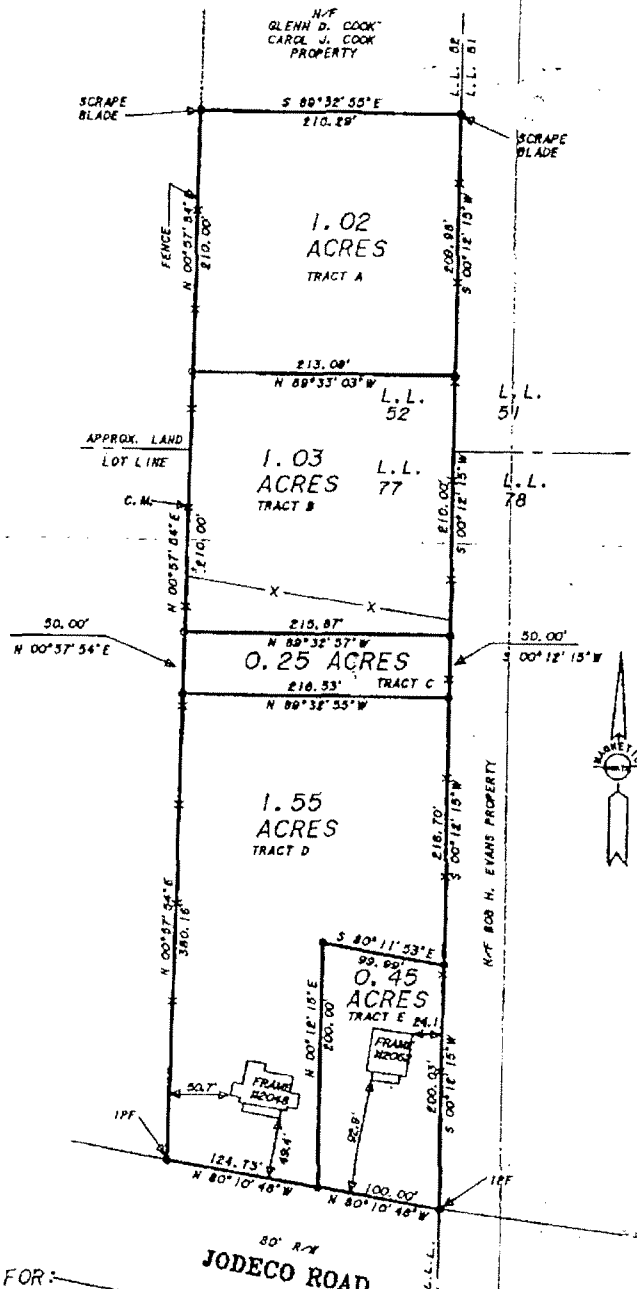
Joe Rowan, Jr.
 Joe Rowan, Jr. R. L. S. 2404

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 264.922 FEET.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE FLOOD HAZARD AREA.

Joe Rowan, Jr.
 Joe Rowan, Jr. R. L. S. 2404

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A SOKKIA SET5C TOTAL STATION



SURVEY MADE FOR:
ESTATE OF ROY HULSEY

PROPERTY LOCATED IN:
 LAND LOTS 52 * 77 * 6th DISTRICT
 HENRY COUNTY, GEORGIA

Scale: 1" = 80' * April 10, 1997

REVISED: 04-25-97



BOOK 116
011144 0141

EXHIBIT A

Tract A:

All that tract or parcel of land lying and being in Land Lots 52 and 77 of the 6th District of Henry County, Georgia, being Tract A, containing 1.02 acres, as shown on survey prepared for Estate of Roy Hulsey by Joe Rowan, Jr., Registered Land Surveyor No. 2404, dated April 10, 1997 and revised April 25, 1997. Said survey attached hereto and incorporated herein as Exhibit "B". The description of said property as contained in said plat is hereby incorporated herein and by reference made a part hereof.

Tract B & C:

All that tract or parcel of land lying and being in Land Lots 52 and 77 of the 6th District of Henry County, Georgia, being Tract B, containing 1.03 acres, and Tract C, containing 0.25 acre, as shown on survey prepared for Estate of Roy Hulsey by Joe Rowan, Jr., Registered Land Surveyor No. 2404, dated April 10, 1997 and revised April 25, 1997. Said survey attached hereto and incorporated herein by reference made a part hereof.

Tract E:

All that tract or parcel of land lying and being in the Sixth (6th) Land District of Henry County, Georgia, more particularly described as follows: BEGINNING at the Southeast corner of the four (4) acre tract described in Deed from C.W. Exum to me (which deed is recorded in the office of the Clerk of the Superior Court in Deed Book 33, Page 140) and running thence West along the Flippen and Jonesboro Public Road a distance of One Hundred (100) feet to a made corner; thence North a distance of Two Hundred feet; thence East a distance of One Hundred feet to the line of Mr. and Mrs. J.D. Kcever; thence South to the point of beginning Two Hundred (200) feet on the Flippen and Jonesboro Public Road.

Less and Except:

ALL THAT TRACT OR PARCEL OF LAND IN LAND LOT 77 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, SHOWN AS TRACT D ON BOUNDARY EXHIBIT PREPARED FOR 2100 JODECO ROAD INVESTMENTS, LLC, BY SEILER & ASSOCIATES, INC., PROFESSIONAL SURVEYORS, DATED AUGUST 22, 2006, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

COMMENCING AT THE INTERESCTION OF THE EAST LINE OF SAID LAND LOT 77 AND THE NORTH RIGHT-OF-WAY OF JODECO ROAD (80'R/W);
THENCE, NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY OF JODECO ROAD, NORTH 79 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.49 FEET TO THE PONT OF BEGINNING;
THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF WAY, NORTH 79 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.10 FEET;
THENCE, LEAVING SAID NORTH RIGHT-OF-WAY AND WITH THE EAST LINE OF PLANTATION WALK SUBDIVISION, PHASE 1, NORTH 02 DEGREES 04 MINUTES 08 SECONDS EAST, A DISTANCE OF 196.00 FEET;
THENCE SOUTH 87 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 203.67 FEET;
THENCE SOUTH 01 DEGREES 01 MINTUES 07 SECONDS EAST, A DISTANCE OF 137.17 FEET;
THENCE SOUTH 08 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 91.13

Sec. 3-7-153. C-2: general commercial district.

(a) *Purpose.* This district is intended to provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial.

(b) *Permitted Uses:*

- (1) Any use permitted in the C-1 district.
- (2) Ambulance service.
- (3) Auction gallery.
- (4) Automobile wash.
- (5) Automobile service centers and stations, but not including major repair, body and fender work or painting, provided that all structures and buildings except principal use signs and including storage tanks shall be located not less than twenty-five (25) feet from any side or rear property lines except where such side or rear property lines abut a street, in which case the setback shall be that required for such streets, including gasoline pumps and storage tanks, except principal use signs, shall comply with the setback requirements of any abutting street. If the automobile service station is located on a corner lot, the means of ingress and egress provided shall be not less than twenty (20) feet from the intersection of street right-of-way lines. Ingress and egress shall be arranged and designed so as to minimize the interference with the flow of vehicular or pedestrian traffic.
- (6) Bus terminals.
- (7) Business and commercial schools.
- (8) Community and regional shopping centers.
- (9) Dancing schools including group instruction.
- (10) Department stores.
- (11) Drive-in configurations of any business otherwise permitted in this district; provided, that any such establishment shall provide adequate off-street space for the maneuvering and storage of patrons' vehicles; and further provided that there be a sturdy, close woven or solid fence suitable for the retaining of any discarded paper or other material on all sides of the parking area except the front; and provided that no music or loudspeaker system shall be installed or operated than can be heard at neighboring residential, motel or motor hotel properties; and providing all lighting shall be directed and shielded so as to light only the property of such establishment.
- (12) Furniture stores.
- (13) Professional type assembly and repair of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and manufacture.
- (14) Offices.
- (15) Parking lots and structures.
- (16) Pawnshops.
- (17) Pet shops.

(18) Printing, job, when mechanical operation is not visible from a street, and employing not more than four (4) persons.

(19) Radio and television stations, except trans- mission towers over thirty-five (35) feet high.

(20) Restaurants.

(21) Stationery and office machines sales and service.

(22) Upholstery shops.

(23) Wholesale stores, but not establishments operated primarily as a warehouse. A wholesale store shall be distinguished from a warehouse if there is at least one (1) square foot or more of office, sales and display space for each square foot of warehousing space, and the building is so arranged as to encourage walk-in trade.

(24) Other uses as may be determined by the planning staff to be similar and compatible with the above listed permitted uses.

(c) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of county commissioners, the following conditional uses are permitted in this district:

(1) Animal hospital or clinic, provided there are no outside runs or pens.

(2) Building and lumber supply establishments.

(3) Clubs and lodges.

(4) Funeral homes.

(5) Gasoline service stations which conduct major automotive repair.

(6) Greenhouses and nurseries including land- scape service.

(7) Mortuaries.

(8) Outdoor amusement enterprises, including pony riding, miniature golf, carnival and bazaars.

(e) *Space Limits:*

TABLE INSET:

(1)	Minimum lot area.....	10,000 square feet
(2)	Minimum lot width.....	100 feet
(3)	Minimum front yard.....	50 feet from right-of-way
(4)	Minimum side yard.....	None, but 30 feet if a corner lot
(5)	Minimum rear yard.....	20 feet
(6)	Maximum height.....	35 feet

(Ord. No. 90-09, 9-19-90; Ord. No. 98-13, 4-21-98; Ord. No. 99-04, 2-16-99)

RESOLUTION NO. 04-453

RESOLUTION APPROVING A REZONING REQUEST

WHEREAS, Charrette Development (RZ-04-34) has applied for a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) to allow for the development of a retail shopping center, restaurant and office space, for property located at 2100 Jodeco Road, Land Lots 77 and 78 of the 6th District (Parcel ID # 053-01-019-000) consisting of 11.23 +/- acres; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Municipal Planning Commission reviewed and recommended approval of the request on November 11, 2004; and

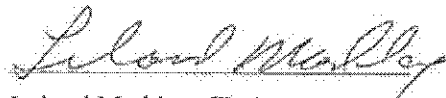
NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners approves the rezoning request with the following conditions:

1. All buildings shall be constructed in Victorian-style architecture of hardi-plank material, with stucco and/or stone accents not to exceed 10%.
2. There shall be a Master Sign Development Plan reviewed and approved by the Henry County Board of Commissioners. All signage shall have a consistent character and design details (such as trellis, brick, river stone, etc.) that reflect the design of the project. The primary ground signage shall be monument-based and shall not exceed fifteen feet (15') in height.
3. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
4. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure should be constructed of brick, stone, stucco or any combination thereof provided it is consistent with the primary structure, and shall not exceed eight feet (8') in height.
5. Development Plan Review Department staff shall approve the proposed architectural design prior to the issuance of a building permit. The applicant shall maintain the same architectural design and concept as shown to the Board of Commissioners.
6. A detailed landscaping plan shall be submitted and shall exceed the minimum requirements of the ordinance by including heavy landscaping throughout the entire site. The Development Plan Review Department shall have final approval of the plan prior to the issuance of any permits.
7. An earthen, landscaped, tree-planted berm shall be erected along all property lines that abut the current residential land use.

- 8. Acceleration/deceleration lanes shall be installed in accordance to standards set forth by the Henry County Department of Transportation.
- 9. C-1 zoning shall be permitted on the area adjoining Plantation Walk subdivision on the western side of the property.
- 10. Entrances off Jodeco Road shall be restricted to those allowed by Georgia Department of Transportation and Henry County Department of Transportation. Entrance #2, as noted on the site plan, shall be eliminated. All uses under C-1 shall be permitted except, as indicated in the County Zoning Ordinance (3-7-152, items 2, 7, 14, 17, 21, 22, 24, 26, 29, 38, and 41. All uses under C-2 shall be permitted except items 2, 4, 5, 6, 15, 16, 17, and 22. Under the section pertaining to Conditional Uses within the C-2 Zoning District, only items 3 and 6 shall be permitted.
- 11. Prior to demolition, the existing house will be offered as a donation to any non-profit or government organization who wants to remove it entirely or in part for historical purposes.

BE IT SO RESOLVED, THIS 7th DAY OF DECEMBER 2004.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA



Leland Maddox, Chairman

ATTEST:



Susan Craig, County Clerk