

SALE

6.8± ACRE DEVELOPMENT SITE THOMPSON STREET N - ELLAVILLE, SCHLEY COUNTY, GA 31806



SALES PRICE: \$199,000

LOCATION OVERVIEW

- Located at the corner of Dupree Circle and North Thompson Street near the intersection with Spivey Street
- Top ranked public schools in Schley County
- 2 miles to Schley County Elementary / Middle / High Schools

PROPERTY OVERVIEW

- 6.8± Acre Development Site
- Great location for mobile home development
- Zoned R-1-M-H (See Pages 6-9)
- Topo: Level
- Water and utilities on site

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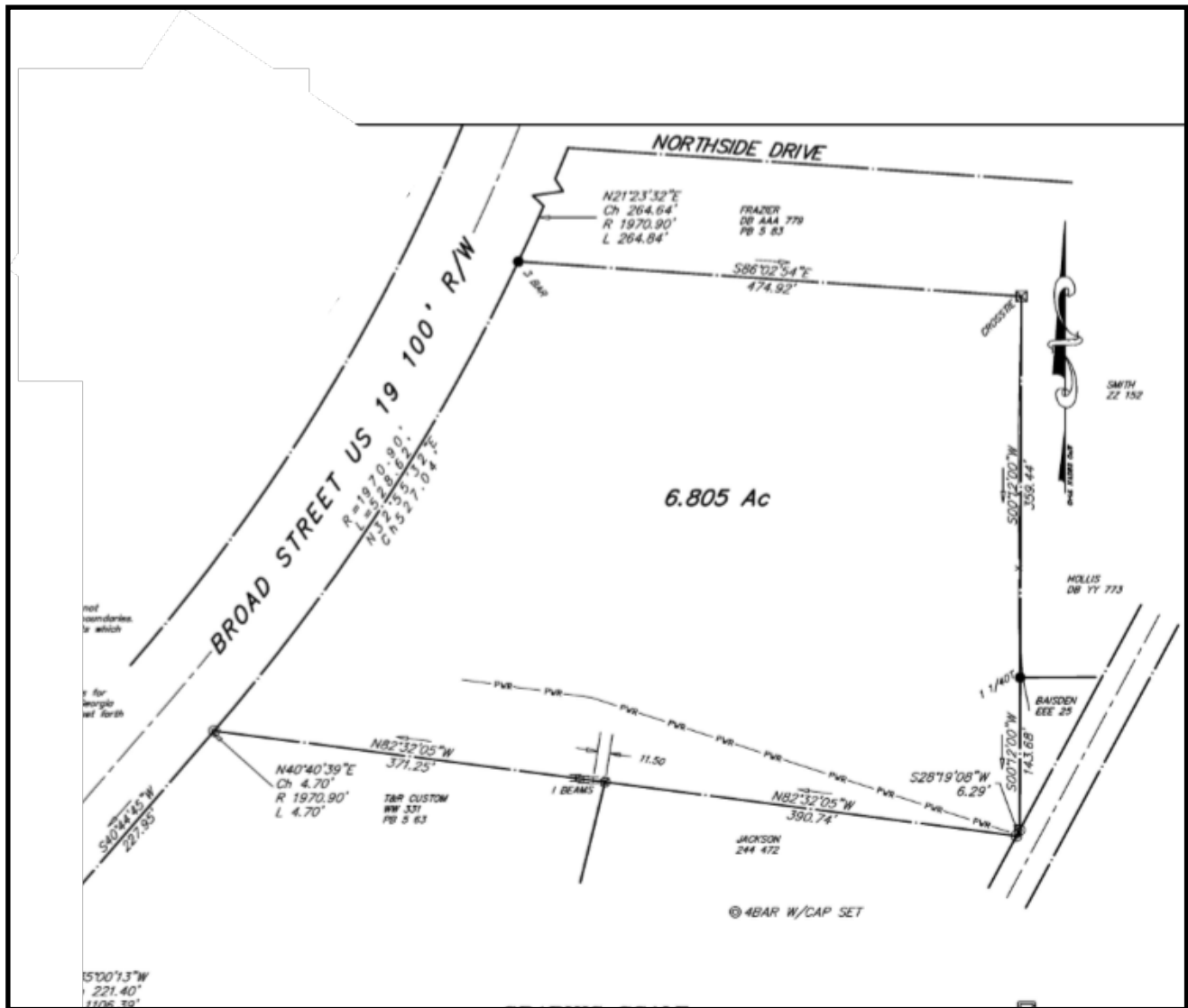
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EBERHARDT & BARRY

Created 10/3/22

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PROPERTY PLAT



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AERIAL PARCEL MAP



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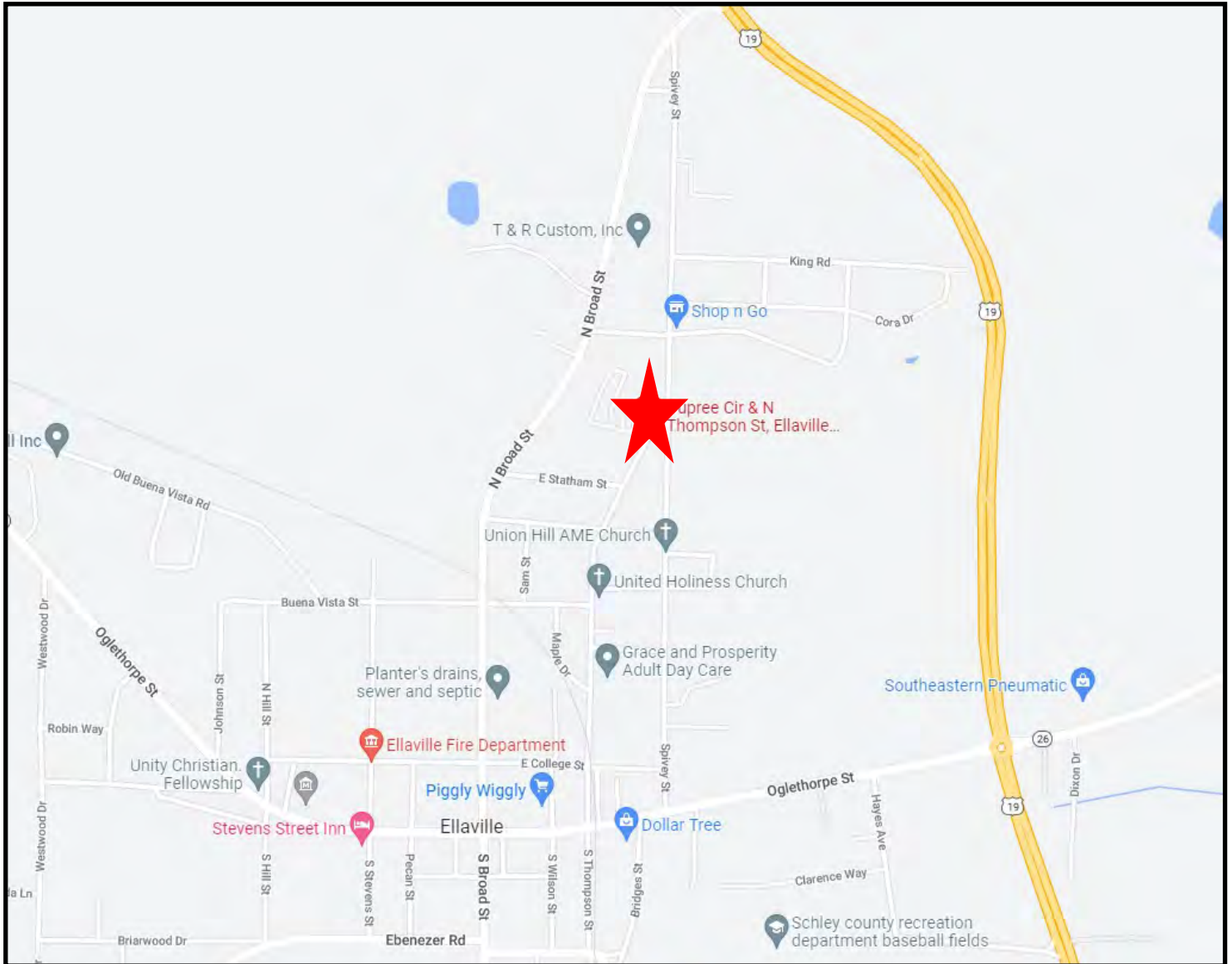
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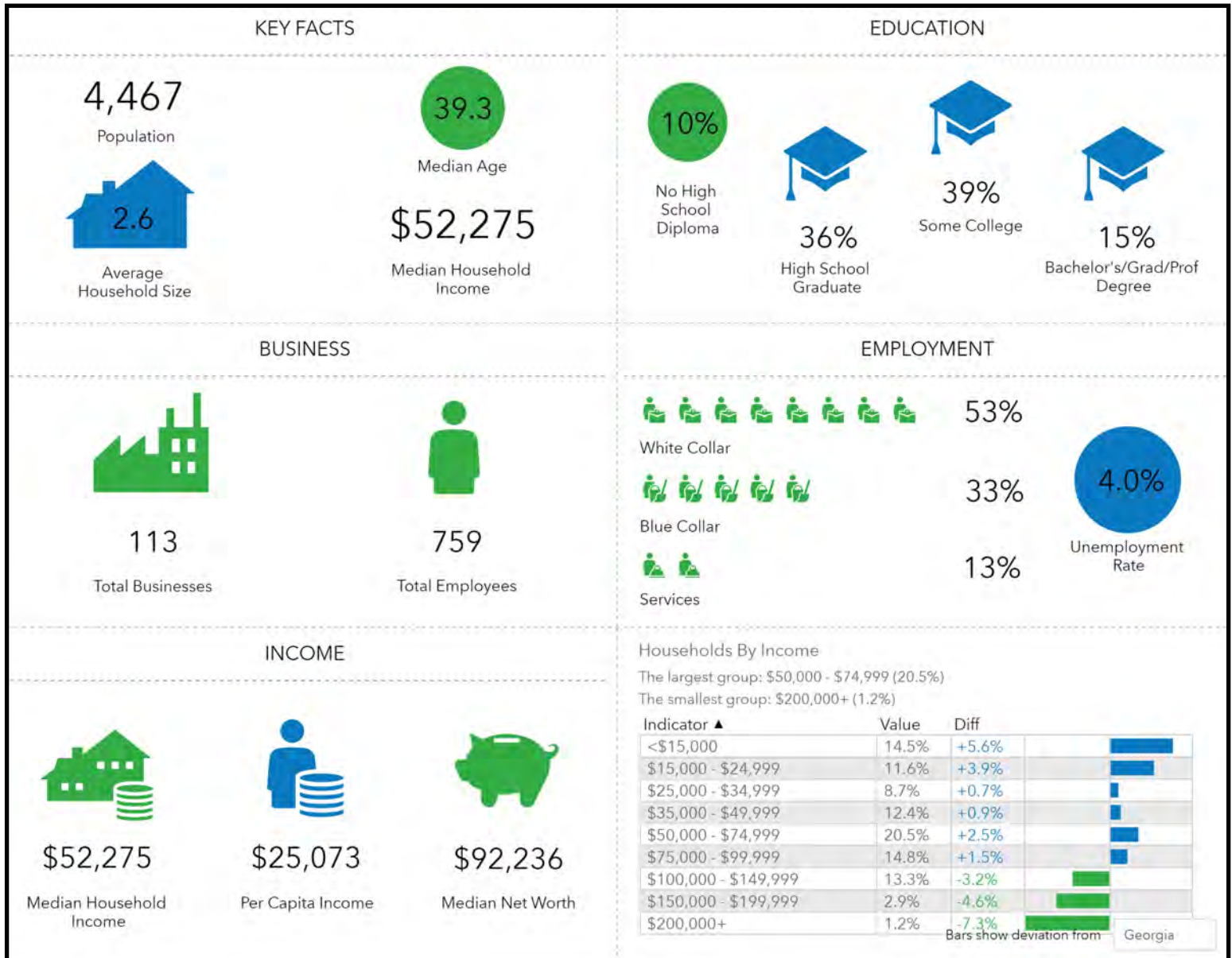
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DEMOGRAPHICS - SCHLEY COUNTY



CODE OF ORDINANCE (R-1 MH) - PAGE 1

Sec. 94-132. - R-1 MH single-family and manufactured home residential district.

- (a) On March 13, 1990, the Georgia Supreme Court rendered a decision in *Cannon vs. Coweta County*. In the decision, the court noted, "That a per se restriction (on mobile homes) is invalid; if a particular mobile home is excluded from areas other than mobile home parks, it must be because it fails to satisfy standards designed to assure that the home will compare favorably with other housing that would be allowed on the site, and not merely because it is a mobile home." The proposed Zoning Ordinance Amendments for Uniform Treatment of Residential Dwellings Located on Individual Lots was developed to assist cities and counties in amending their zoning ordinances to comply with the Georgia Supreme Court ruling. The proposed amendments were developed with input and assistance from GMA legal counsel, ACCG legal counsel, city attorneys, county attorneys, GMA staff and GMHA legal counsel.
- (b) The R-1 MH district is composed chiefly of existing low-density single-family residential areas of the city and vacant or open areas where similar residential development appears likely to occur. The regulations for this district are designed to permit the continuation of existing mixed residential and manufactured home development together with associated recreational, religious and educational facilities.

(Ord. of 3-9-1992, § 8.1)

Sec. 94-133. - Permitted uses.

Permitted uses for the R-1 MH single-family and manufactured home residential district are as follows:

- (1) Single-family and manufactured home dwellings.
- (2) Agriculture, excluding the commercial raising of livestock and poultry.
- (3) Public municipal buildings, structures or land uses.
- (4) Accessory uses customarily incidental to a permitted use, such as garages, pools, and fences.

(Ord. of 3-9-1992, § 8.2)

Sec. 94-134. - Special exception uses.

Upon application to the board of appeals and favorable decision thereon, the uses enumerated in this section may be permitted in the R-1 MH single-family and manufactured home residential district. The board may approve or deny such applications as submitted, or may approve the application subject to specified conditions in addition to those described herein.

- (1) *Manufactured homes as single-family dwellings.* Guidelines for manufactured homes used as single-family dwellings are as follows:
 - a. *Permitted locations.* Manufactured homes qualifying as dwelling, single-family, shall be allowed in all residential districts and shall be regulated uniformly with other housing

constructed on site, subject to the requirements and limitations set forth in this chapter.

- b. *Compatibility standards.* Compatibility standards for manufactured homes meeting the definition of dwelling, single-family, are as follows:
 1. Manufactured homes qualifying as dwelling, single-family, shall be compared to site-built and other housing in the immediate general area within the same zoning or residential district or area. Approval shall be granted upon the finding that the manufactured home is substantially similar or superior in size, siding material, roof material, foundation and general aesthetic appearance to:
 - i. Site-built or other forms of housing which may be permitted in the same general area under this chapter;
 - ii. Existing development; or
 - iii. Proposed development in the same zoning district or area.
 2. All towing devices, wheels, axles and hitches must be removed.
 3. At each exterior door there must be a landing that is a minimum of 72 inches by 96 inches.
- (2) *Industrialized buildings as single-family dwellings.* Industrialized buildings qualifying as dwelling, single-family, shall be allowed in all residential districts and shall be regulated uniformly with other housing constructed on site, subject to requirements and limitations set forth in this chapter. Approval shall be in accordance with section 94-178.
- (3) *Other manufactured homes and mobile homes used for residential purposes.* Guidelines for other manufactured homes and mobile homes used for residential purposes are as follows:
 - a. *Permitted locations.* Manufactured homes which do not meet the definition of dwelling, single-family, and mobile homes, shall be permitted within areas designated or utilized agricultural, agricultural-residential, and manufactured home districts; provided that each home complies with the district standards in which it is located and the standards hereinafter set forth.
 - b. *Standards for placement.* Standards for placement of manufactured homes not meeting the definition of dwelling, single-family, and mobile homes, are as follows:
 1. A 30-foot setback is required from any other dwelling unit on site.
 2. The structure must be connected to the water and sewerage system (including well and septic tank, if applicable) approved by the city/county health department.
 3. In the event minimum installation standards have not been adopted by the state, the structure must be installed according to the manufacturer's installation instructions when available, or appendix H of the state building code.
 4. The area beneath each structure must be enclosed with materials manufactured for such purposes, including, but not limited to brick, concrete, rock or other materials

CODE OF ORDINANCE (R-1 MH) - PAGE 3

which have been approved by the city/county building inspector.

5. A manufactured home or mobile home, when used as an accessory structure or dwelling, shall be located to the rear of the principal structure.
6. The standards set out in subsections (3)b.1 and (3)b.5 of this section are not applicable to and shall not be applied to manufactured homes, other manufactured homes or mobile homes otherwise regulated hereunder when located in a manufactured home rental community or park or mobile home rental community or park.
- c. *Special exceptions.* Manufactured homes which do not meet the definition of dwelling, single-family, and mobile homes, shall be permitted as a special exception for residential use in all zoning districts as provided in this section and sections 94-130, 94-138, 94-142, 94-150 and 94-173 such as:
 1. Day nurseries or kindergartens.
 2. Public utility substations, if essential for the provision of service to the development district in which it is proposed to be located.
 3. Churches.
 4. Public and private schools.
 5. Recreational developments including, but not limited to, private or public lakes, swimming pools, golf courses or other recreational developments.
 6. Duplexes.
 7. Home occupations.

(Ord. of 3-9-1992, § 8.3)

Sec. 94-135. - Bulk regulations.

The following minimum requirements shall be observed, subject to the modifications contained in other sections:

Lot area	6,500 square feet
Lot width	75 feet
Front yard	35 feet
Rear yard	25 feet

CODE OF ORDINANCE (R-1 MH) - PAGE 4

Side yard	8 feet, for one-story dwellings
	10 feet, for two or more stories
Maximum height	50 feet
Maximum number of stories	Principal building, 3 stories

(Ord. of 3-9-1992, § 8.4)