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April 23, 2021

Zoning Report

Lakeview Apartments
1105 Edward St
Ft. Valley, GA 31030

Prepared For:

Exact Capital LLC

Prepared By:

NV5 Transaction Services – Zoning Division
1012 24th Ave. NW, Ste. 100
Norman, OK 73069
(800) 787-8390

Report Notes:

Updated 08/10/2021 RE: Client Comments

CONTENTS

EXECUTIVE SUMMARY	1
Adjacent Property Zoning	2
Certificates of Occupancy	2
Setbacks	2
Height.....	3
Lot Size	3
Coverage	3
Floor Area Ratio.....	3
Parking	3
Resources	4
ZONING LETTER	5
ZONING MAP PORTION	24
ZONING CODE PAGES	26
PARKING SPACE REQUIREMENT	30

EXECUTIVE SUMMARY

Lakeview Apartments
1105 Edward St
Ft. Valley, GA 31030

Jurisdiction: Peach County/Ft. Valley

<i>Quick Facts</i> (based on summary below)	
Zoning District:	R-2
Use Permitted?	Yes
Violations?	Zoning: No; Building: No; Fire: No
COs Attached?	No; See Pg. 2
Nonconformities?	No
Status:	Legal conforming as noted herein
<i>Property Data¹:</i>	
Property Type:	Multi-family Dwellings
Year Built:	1972 and 2015
Units:	96
Buildings:	7
Site Acreage:	10.962 acres
Site Square Footage:	477, 517 sq. ft.

The current zoning district for the subject property is R-2, Residential.² The use of Multi-family dwellings is permitted by right in the R-2 zoning district.³ No active zoning, building or fire code violations have been disclosed that would affect the subject property.⁴ The property is considered to be legal conforming as noted herein. No variances, special permits, exceptions or conditions have been disclosed that would affect the subject property.⁵

Upon comparing current applicable R-2 zoning code requirements⁶ to existing property conditions as noted on the survey,⁷ no nonconformities were disclosed with regard to setback, height, lot area, lot width, coverage or parking. No factors have been disclosed by this report that would preclude the property from being rebuilt to its current state and use in accordance with municipal zoning code requirements in the event of damage or destruction.

¹ Per Peach County/Ft. Valley Parcel Summary Report, see attached; Unit count provided by client on 04/06/2021; Per Survey by Ronnie Joiner, RLS No. 2488, dated 04/16/2021

² Per Peach County/Ft. Valley Building/Zoning Administrator, Rickey Blalock, see attached zoning letter dated 04/13/2021

³ Per Ft. Valley Zoning Code Section 72(b)

⁴ Per Peach County/Ft. Valley Building/Zoning Administrator, Rickey Blalock, see attached zoning letter dated 04/13/2021

⁵ Per Peach County/Ft. Valley Building/Zoning Administrator, Rickey Blalock, see attached zoning letter dated 04/13/2021

⁶ Per Ft. Valley Zoning Code Section 81 and Parking Code Section 65(a)

⁷ Survey by Ronnie Joiner, RLS No. 2488, dated 04/16/2021

Adjacent Property Zoning⁸

North		NS-1	Neighborhood Shopping
South		R-2	Residential
East		R-2	Residential
West		R-2	Residential

Certificates of Occupancy⁹

Are C.O. Copies Attached?	No; "Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records."
If C.O. copies are not on file, would the absence of C.O. copies give rise to enforcement action?	N/A
Additional Comments:	"The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property."

Applicable Zoning Requirements¹⁰

Setbacks

Front	Major: 80' minimum Collector: 65' minimum Other: 55' minimum
Side	Interior: 10' minimum Street: Major: 80' minimum Collector: 65' minimum Other: 55' minimum
Rear	25' minimum
Is property in conformance?	Yes ¹¹
Existing Conditions (per provided survey)	Structure is located 240.48'± from Edward Street (F.K.A. Fagan Circle) not tied; 78.4' from Northern property line; 65.9' from South Interior property line; 36.7' from West Interior property line; 28.73'± from Eastern property line (not tied); and 233.51'± from Southern property line (not tied)

⁸ Per review of Peach County/Ft. Valley Zoning Map

⁹ Per Peach County Building/Zoning Administrator, Rickey Blalock, see attached zoning letter dated 04/13/2021

¹⁰ Per Ft. Valley Zoning Code Section 81 and Parking Code Section 65(a)

¹¹ Conformance based on setback placement as follows: Front – 65' minimum from Edward Street (F.K.A. Fagan Circle), Sides – 10' minimum from Northern/Eastern/South Interior/West Interior property lines, Rear – 25' minimum from Southern property line

Height

Maximum building height	35'
Is property in conformance?	Yes
Existing Conditions (per provided survey)	Tallest structure: 18.2'/2 Stories

Lot Size

Minimum lot area	3,000 sq. ft. per dwelling unit (288,000 sq. ft. based on 96 units ¹²)
Minimum lot width	85'
Minimum lot depth	No Requirement Noted
Is property in conformance?	Yes
Existing Conditions (per provided survey)	Lot Area: 477, 517 sq. ft./ 10.962 acres Lot Width: 318.81' along Edward Street (F.K.A. Fagan Circle) Lot Depth: 900' along Northern property line

Coverage

Maximum lot coverage	30%
Is property in conformance?	Yes
Existing Conditions (per provided survey)	9% (Based on building footprint of 43,474 sq. ft. and 477, 517 sq. ft. lot area)

Floor Area Ratio

Maximum floor area ratio	No Requirement Noted
Is property in conformance?	N/A
Existing Conditions (per provided survey)	0.18 (Based on building area of 86,448 sq. ft. and 477,517 sq. ft. lot area)

Parking

Parking formula	Dwellings: One space per dwelling unit.
Required spaces	96 spaces based on 96 units ¹³
Is property in conformance?	Yes
Existing Conditions (per provided survey)	148 spaces noted

Right to Rebuild Following Casualty (*in the event of nonconforming structure*)¹⁴

"Restoration. No nonconforming building or structure damaged to the extent of more than 75 percent of its assessed value for city tax purposes, shall be repaired or rebuilt except in conformity with the regulations of this ordinance."

¹² Unit count provided by client on 04/06/2021

¹³ Unit count provided by client on 04/06/2021

¹⁴ Per Peach County Zoning Code Section 64.3 Nonconforming Uses & Structures

Resources

Municipality

Rickey Blalock, Building/Zoning Administrator (478) 825-5118

Surveyor

Ronnie Joiner, Registered Land Surveyor No. 2488

Survey dated 04/16/2021

NV5 Zoning (Bock & Clark)

This report was researched and produced by Lani Moala, NV5 Zoning Analyst

Please direct questions or comments regarding this report to Shania Mayabb, NV5 Zoning Analyst
(800) 787-8390 x227, Shania.Mayabb@NV5.com

NV5 Transaction Services – Zoning Division obtained the information contained in this report from governmental sources and independent land surveyors. While we believe this information is accurate, we cannot guarantee its accuracy.

This report is for the exclusive use of client(s) as listed on report cover page and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the subject property, and their respective affiliates, designates, successors and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by NV5 Transaction Services – Zoning Division without prior written consent.

This report is for the use and benefit of, and may be relied upon by,

- a) Walker & Dunlop, LLC, Freddie Mac and any successors and assigns (“Lender”);*
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of Lender;*
- c) governmental agencies having regulatory authority over Lender;*
- d) designated persons pursuant to an order or legal process of any court or governmental agency;*
- e) prospective purchasers of the Mortgage; and*
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties and their respective successors and assigns:*
 - any placement agent or broker/dealer and any of their respective affiliates, agents and advisors;*
 - any initial purchaser or subsequent holder of such debt and/or securities;*
 - any Servicer or other agent acting on behalf of the holders of such debt and/or securities;*
 - any indenture trustee;*
 - any rating agency; and*
 - any institutional provider from time to time of any liquidity facility or credit support for such financings.*

In addition, this report, or a reference to this report, may be included or quoted in any offering circular, information circular, offering memorandum, registration statement, private placement memorandum, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt (or portion thereof) and/or securities.

ZONING LETTER

Rickey Blalock
Zoning Administrator
rickey-blalock@peachcounty.net

Jimmy Russell
County Marshal
jimmy-russell@peachcounty.net

Roscoe Miller
Building Inspector
roscoe-miller@peachcounty.net

Conny Soto
Office Manager
conny-soto@peachcounty.net

Colette Cobb
Administrative Technician
colette-cobb@peachcounty.net

Peach County Planning & Zoning

410 Old Macon Road
Fort Valley, Georgia 31030
Phone 478-825-5118
Fax 478-825-2684



April 13, 2021

Bonnie Griggs
NV5
1012 24th Ave, NW
Suite 100
Norman, OK 73069
RE: Zoning Verification—1105 Edward Street (Tax Map-Parcel F04B-004)

Dear Ms. Griggs:

This is to verify that the above referenced property is zoned R-2 (Medium-High Density Residential). The current use of the property is a permitted and conforming use. Section 72 (b) of Article VII. Use Requirements By Districts of APPENDIX B. ZONING of THE CODE OF FORT VALLEY, GEORGIA allows Multifamily dwellings as a permitted use. The property is almost completely surrounded by R-2 zoned properties, with the exception of one parcel being zoned NS-1 (Neighborhood Shopping). There are no outstanding permits or violations on file in this office. The site plans and any other information for construction of this complex would have been submitted before this office (as it exists today) was created. Therefore, we have no records of certificate(s) of occupancy, site plans, construction plans, or files regarding this property.

If you have any further questions regarding this subject, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rickey Blalock". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Rickey Blalock
Building/Zoning Administrator
Peach County/Fort Valley

Cc: Scakajawea Wright

April 13, 2021

Bonnie Griggs
NV5 Transaction Services – Zoning Division
1012 24th Ave. NW, Ste. 100
Norman, OK 73069

Subject Property: 1105 Edward St (Parcel: F04B 004)
Fort Valley, GA

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification, including any applicable overlay districts, for the subject property is:

R-2

2. Adjacent property zoning designations:

North: NS-1 and R-2

South: R-2

East: R-2

West: R-2

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

- ☒ Permitted Use by Right
☐ Permitted Use by Special/Specific Use Permit ☐ Copy Attached ☐ Copy Not Available (see comment)
☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
☐ Non-Permitted Use

Comment: _____

4. To the best of our knowledge, the subject structure(s) was developed:

- ☐ in accordance with Current Zoning Code Requirements and is
☒ Legal Conforming
☐ Non-conforming (see comments)
☐ in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
☐ Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
☐ in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirements; the subject property would be considered legal non-conforming.

Comment: _____

5. Information regarding variances, special permits/exceptions, ordinances or conditions:

- ☒ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
☐ The following apply to the subject property (see comments):
☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☒ May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- ☒ There do NOT appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
☐ The following outstanding/open ☐ zoning / ☐ building / ☐ fire code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy, status:

- ☐ A valid Certificate of Occupancy has been issued for the subject property and is attached.
☒ Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
☐ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
☐ A Certificate of Occupancy is not required for the subject property.

Comment: _____

9. Site Plan Information:

- ☐ The subject property was not subject to a site plan approval process.
☐ The subject property was subject to site plan approval; a copy of the approved site plan is attached.
☐ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
☐ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
☒ Other, (as noted here): This office did not exist when the plan would have been submitted

This information was researched on April 13, 2021, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: 
 Title: Building/Zoning Administrator
 Phone: (478) 825-5118

Printed Name: Rickey Blalock
 Department: Code Enforcement



Summary

Parcel Number F04B 004
 Location Address 1105 EDWARD ST
 Legal Description 12.04 ACS
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R-2
 Tax District Fort Valley (District 03)
 Millage Rate 46.375
 Acres 12.04
 Homestead Exemption No (\$0)
 Landlot/District 203 / 9

[View Map](#)


Owner

LAKEVIEW GA AFFORDABLE LLC
 11810 GRAND PARK AVE, STE 600
 NORTH BETHESDA, MD 20852

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	FV COMMERCIAL 229	Acres	524,462	0	0	12.04	0

Commercial Improvement Information

Description Apts - Residents
 Value \$77,800
 Actual Year Built 1972
 Effective Year Built 1972
 Square Feet 3274
 Wall Height 9
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction 50% Concrete On Ground
 50% Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Apts - Residents
 Value \$77,800
 Actual Year Built 1972
 Effective Year Built 1972
 Square Feet 3274
 Wall Height 9
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction 50% Concrete On Ground
 50% Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Apts - Residents
 Value \$107,000
 Actual Year Built 1972
 Effective Year Built 1972
 Square Feet 4558
 Wall Height 9
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction 50% Concrete On Ground
 50% Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Apts - Residents
 Value \$77,800
 Actual Year Built 1972
 Effective Year Built 1972
 Square Feet 3274
 Wall Height 9
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock

Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$98,200
Actual Year Built	1972
Effective Year Built	1972
Square Feet	4152
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$77,800
Actual Year Built	1972
Effective Year Built	1972
Square Feet	3274
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$90,700
Actual Year Built	1972
Effective Year Built	1972
Square Feet	4024
Wall Height	8
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Plywood
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$161,500
Actual Year Built	1972
Effective Year Built	1972
Square Feet	7384
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$303,700
Actual Year Built	1972
Effective Year Built	1972
Square Feet	4696
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$171,900
Actual Year Built	1972
Effective Year Built	1972
Square Feet	7876
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$99,800
Actual Year Built	1972
Effective Year Built	1972
Square Feet	4610
Wall Height	8
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$101,900
Actual Year Built	1972
Effective Year Built	1972
Square Feet	4610
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$90,700
Actual Year Built	1972
Effective Year Built	1972
Square Feet	3938
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$90,700
Actual Year Built	1972
Effective Year Built	1972
Square Feet	3938
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$148,700
Actual Year Built	1972
Effective Year Built	1972
Square Feet	6646
Wall Height	9
Wall Frames	Wood

Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$83,800
Actual Year Built	1972
Effective Year Built	1972
Square Feet	3614
Wall Height	8
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$75,800
Actual Year Built	1972
Effective Year Built	1972
Square Feet	3386
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Apts - Residents
Value	\$119,700
Actual Year Built	1972
Effective Year Built	1972
Square Feet	5316
Wall Height	9
Wall Frames	Wood
Exterior Wall	Other
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	50% Concrete On Ground 50% Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Offices (Relocatable)
Value	\$36,600
Actual Year Built	2015
Effective Year Built	2015
Square Feet	588
Wall Height	8
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock/Paneling
Floor Construction	Wood Joists & Subfloor
Floor Finish	Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving - Asphalt	1972	0x0 / 85000	1	\$27,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/19/2018	576 618		\$2,050,000	Fair Market Value	LAKEVIEW ASSOCIATES	LAKEVIEW GA AFFORDABLE LLC
	009 392	1971 DEED	\$0	Non-Market		LAKEVIEW ASSOCIATES

Valuation

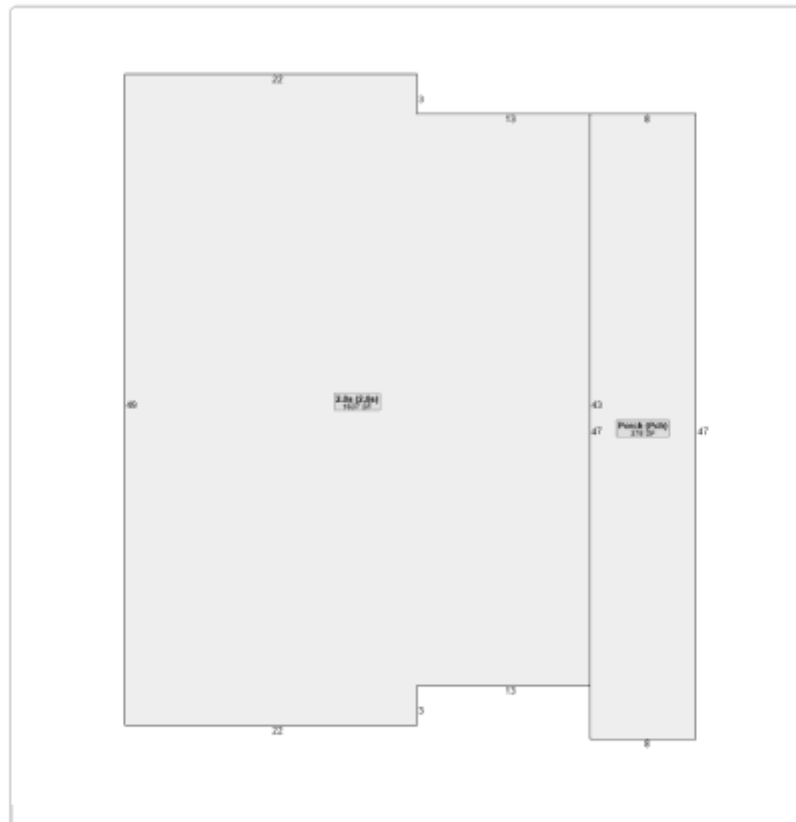
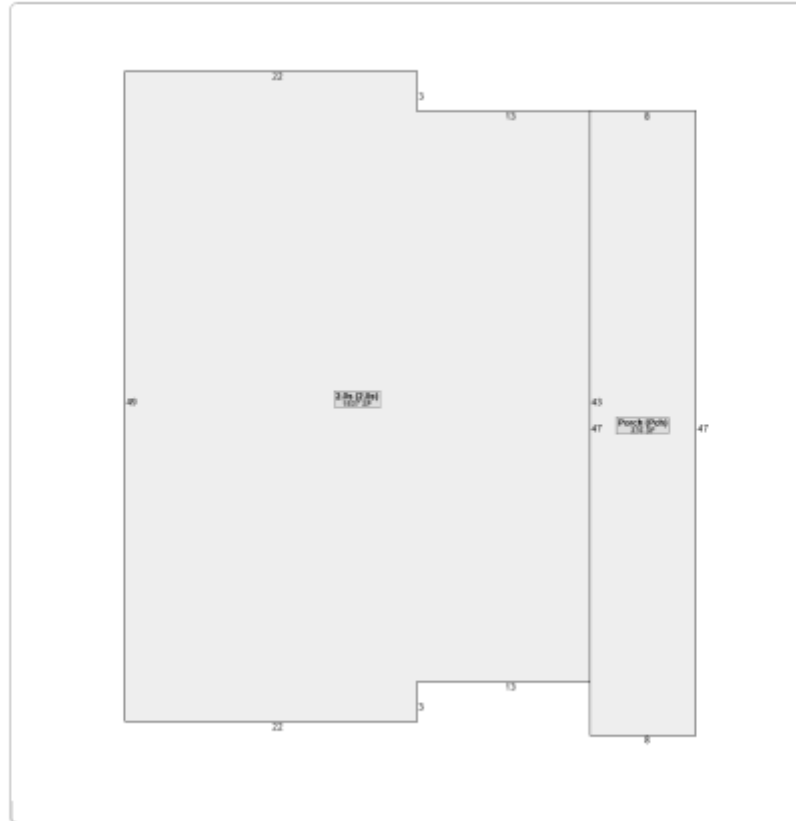
	2020	2019	2018	2017	2016	2015
Previous Value	\$2,039,300	\$2,039,300	\$1,261,200	\$1,261,200	\$1,638,900	\$1,638,900
Land Value	\$120,400	\$120,400	\$120,400	\$120,400	\$120,400	\$120,400
+ Improvement Value	\$1,891,900	\$1,891,900	\$1,891,900	\$1,113,800	\$1,113,800	\$1,491,500
+ Accessory Value	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
= Current Value	\$2,039,300	\$2,039,300	\$2,039,300	\$1,261,200	\$1,261,200	\$1,638,900

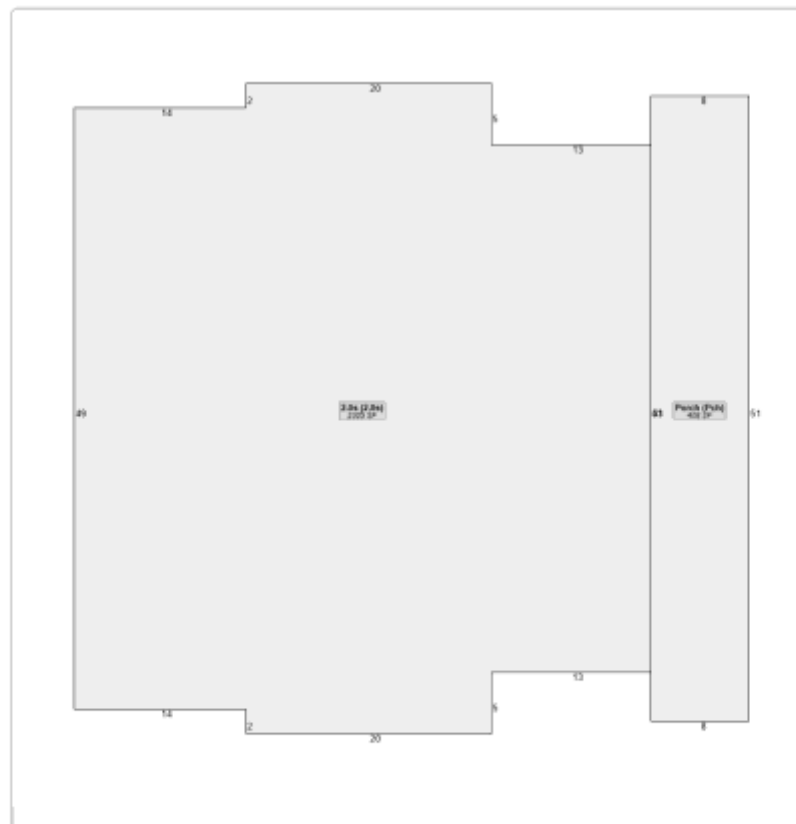
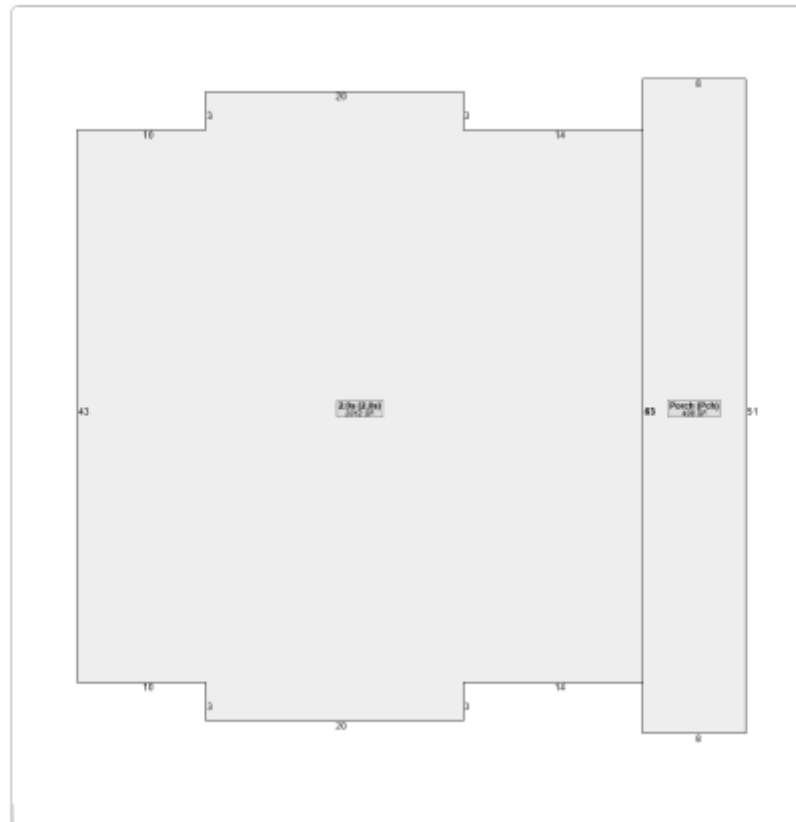
Photos

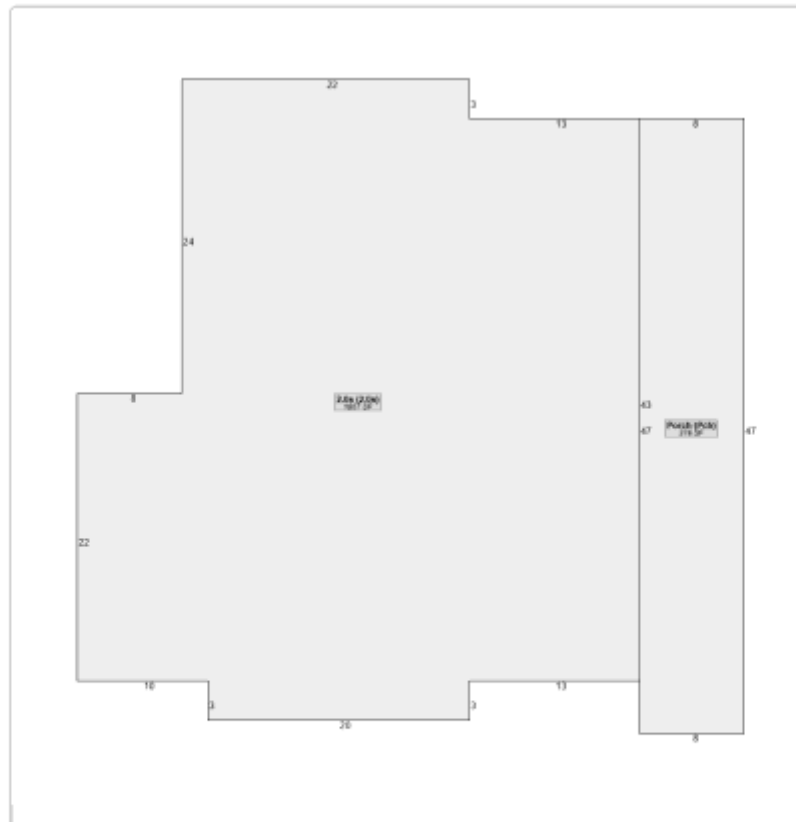
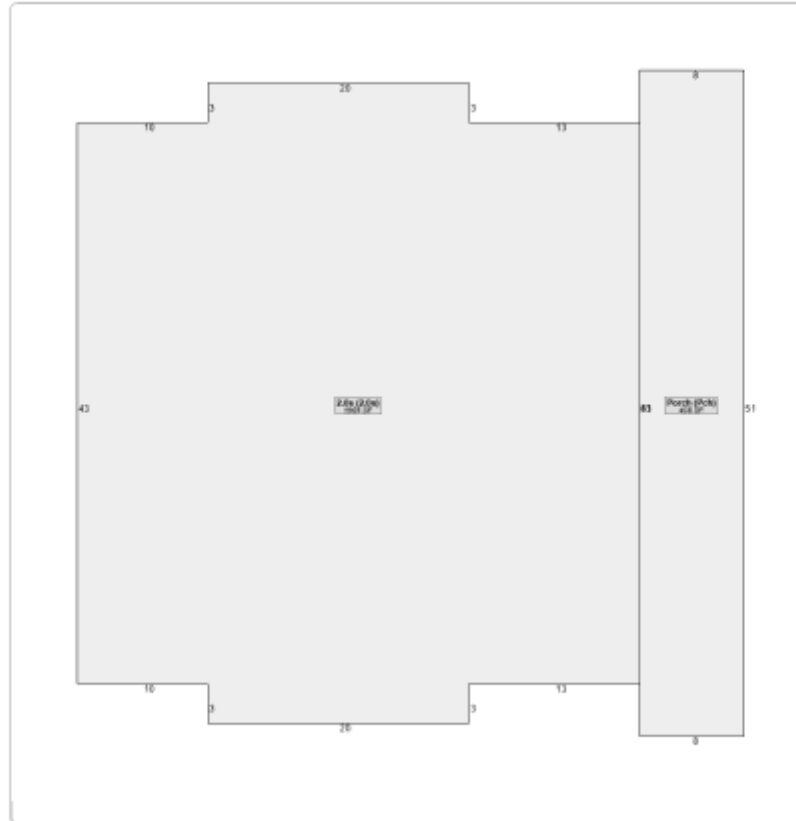


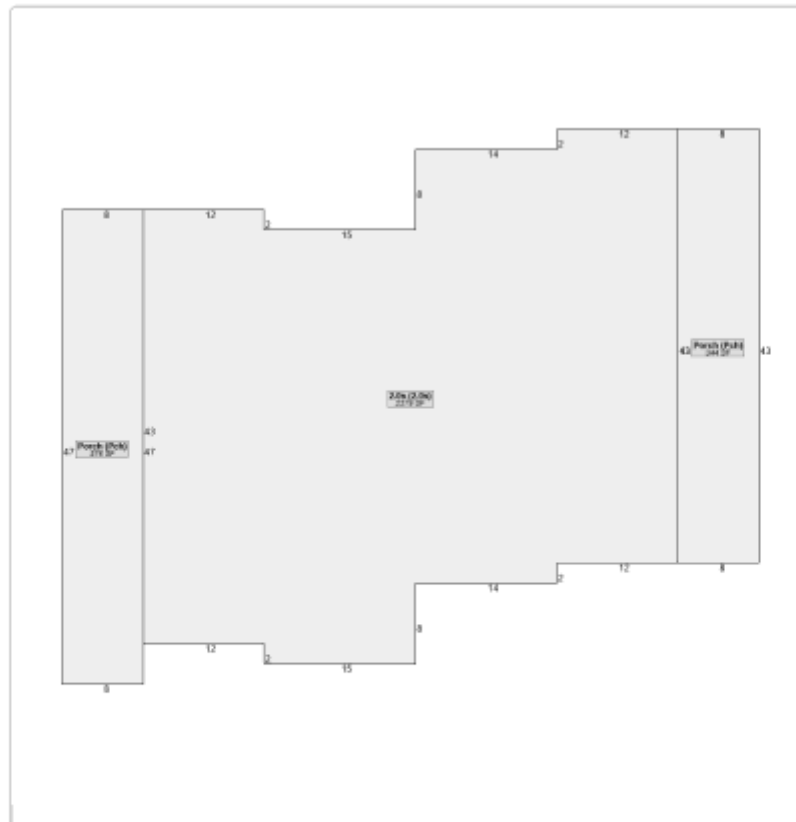
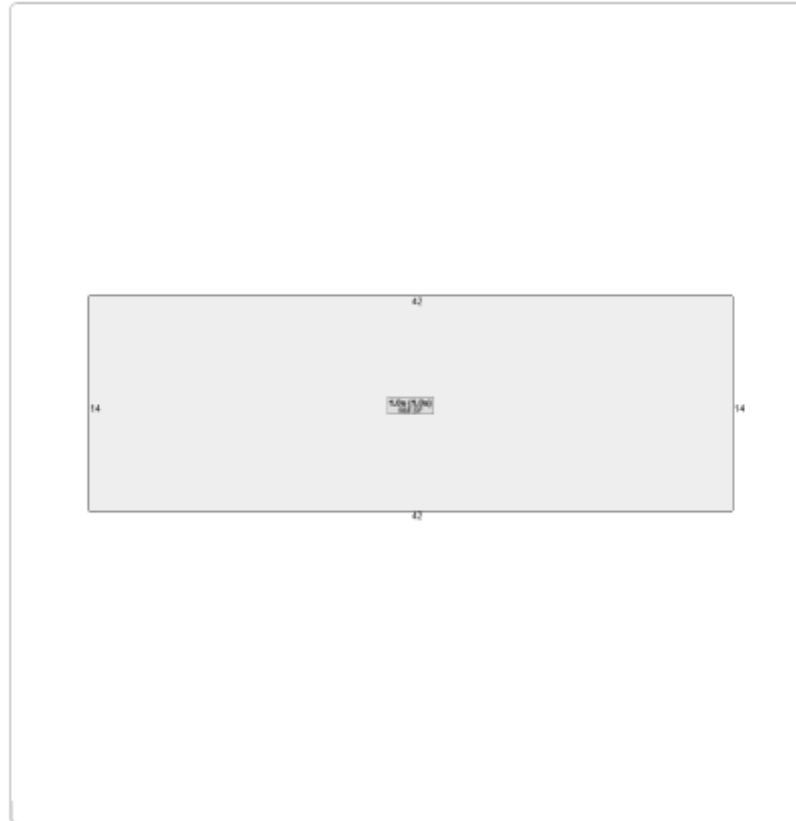


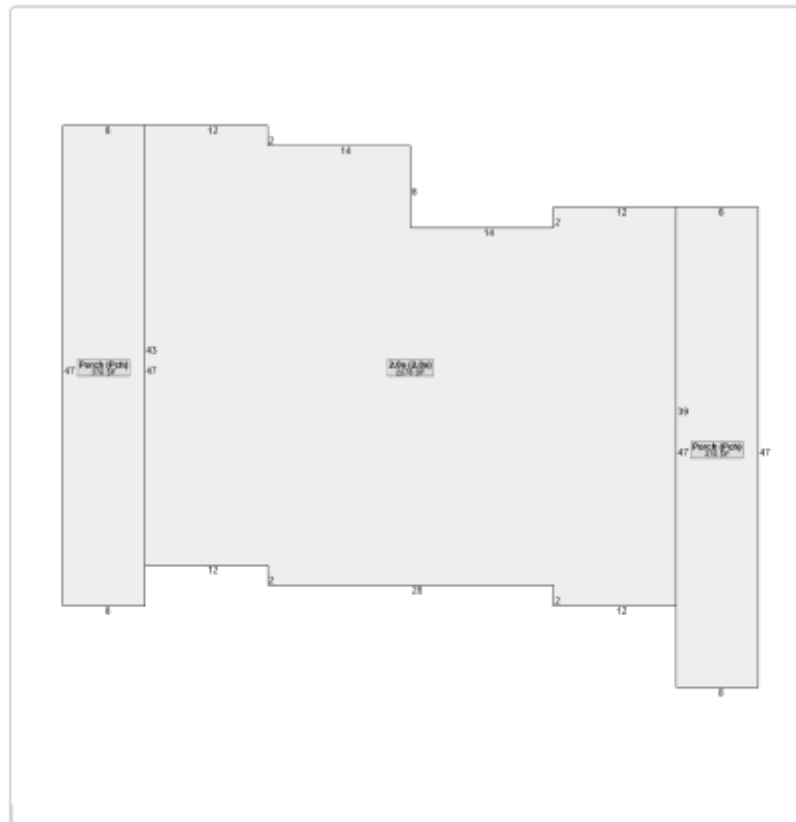
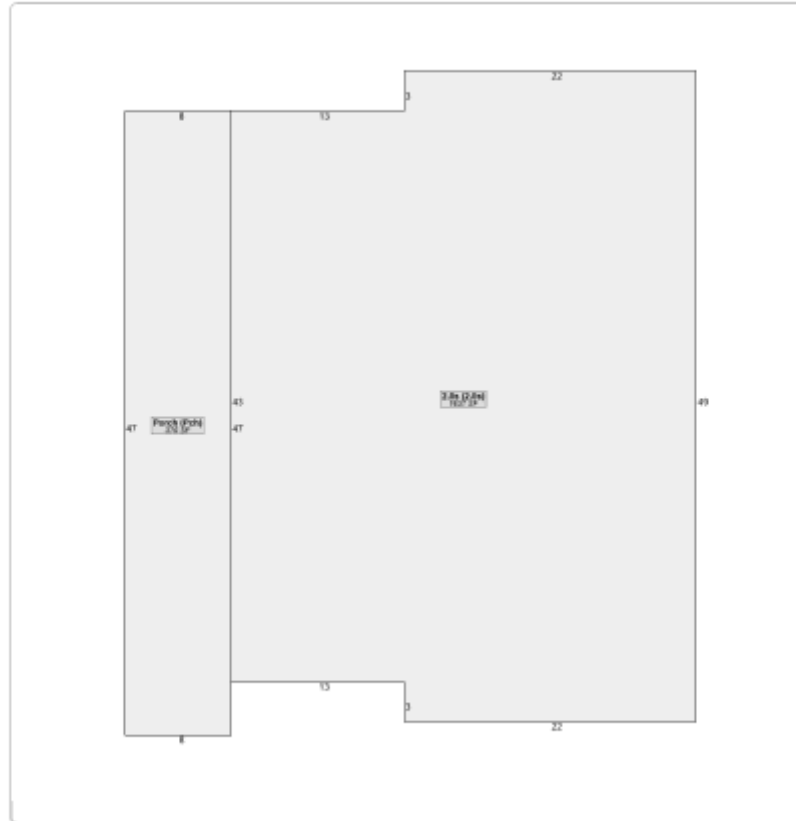
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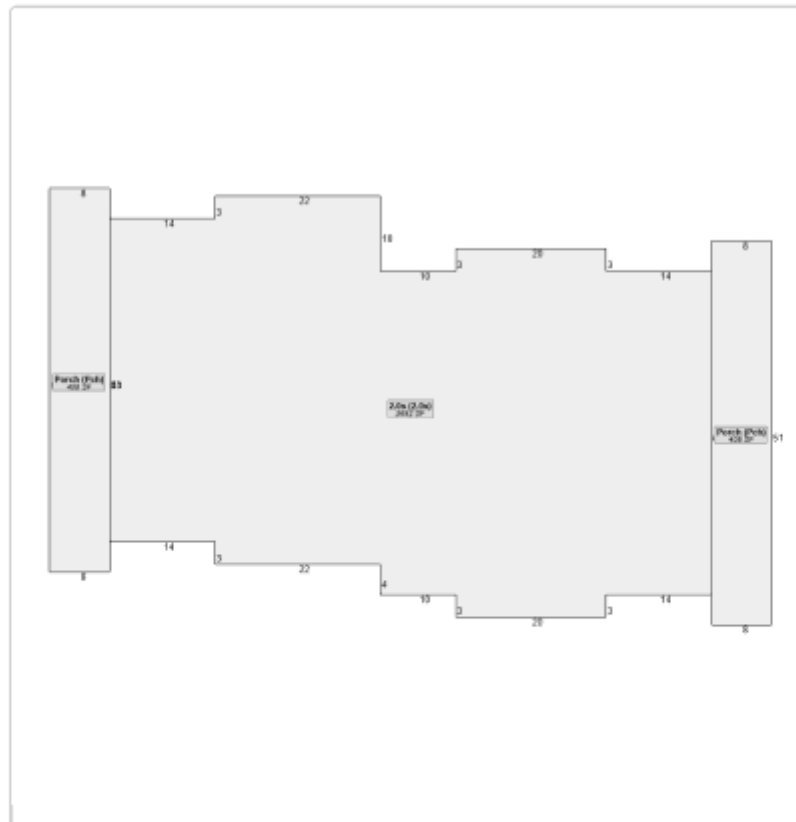
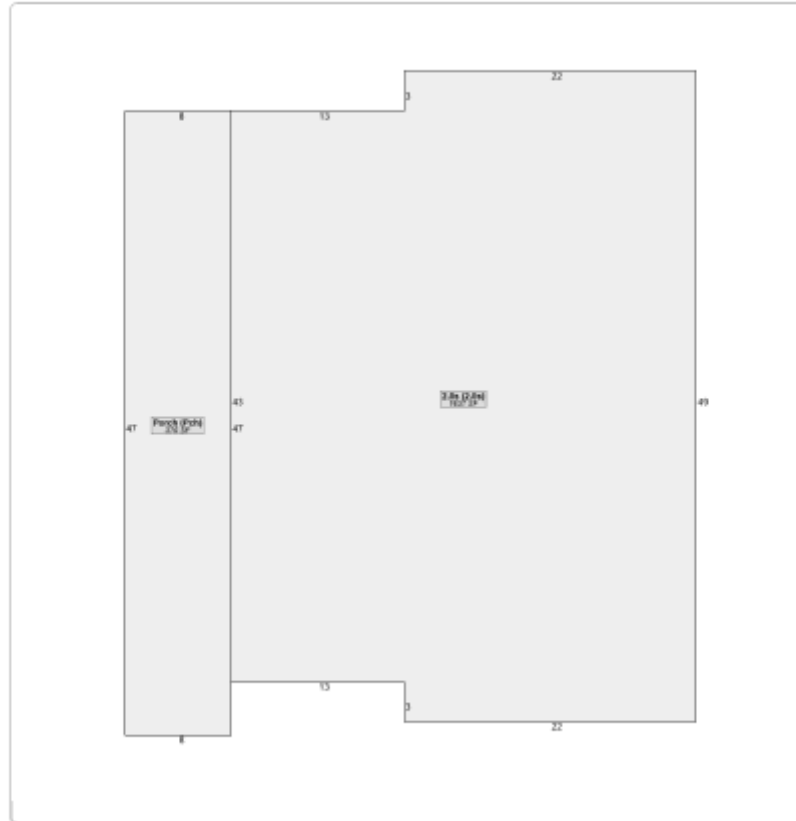


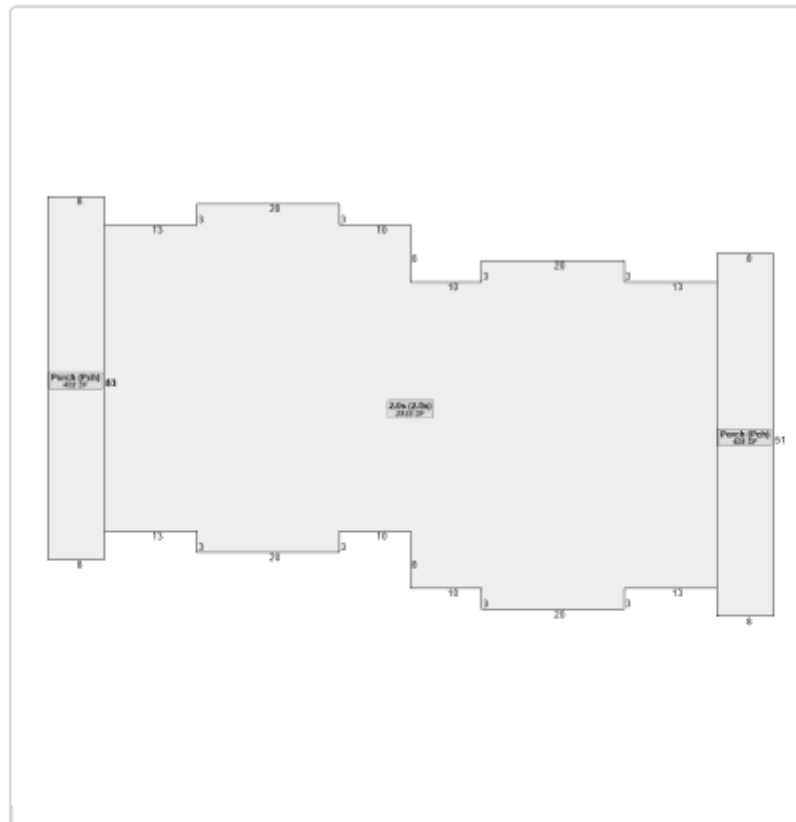
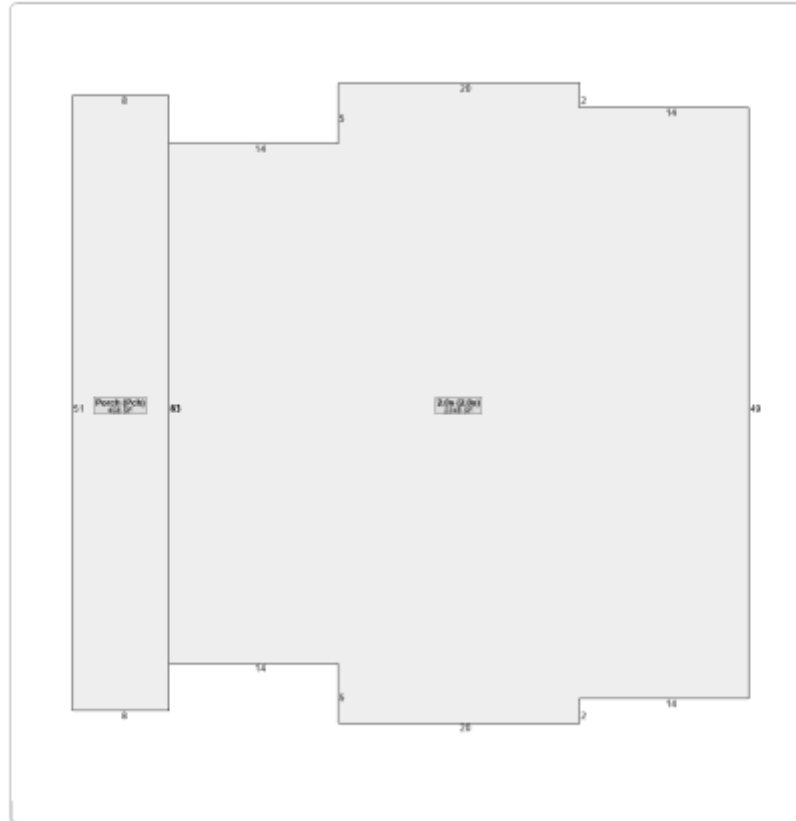


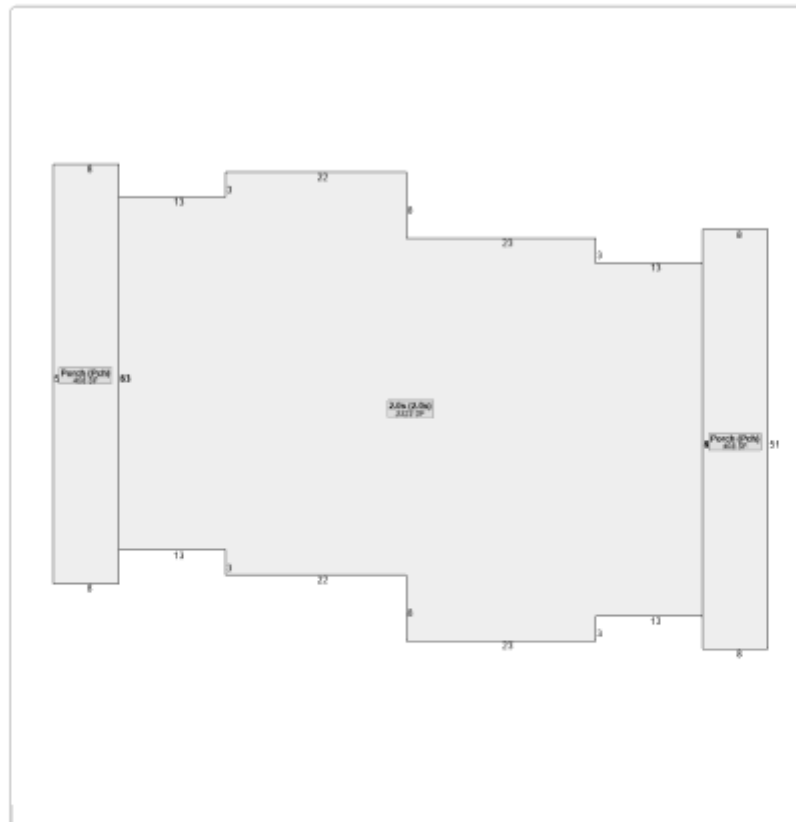
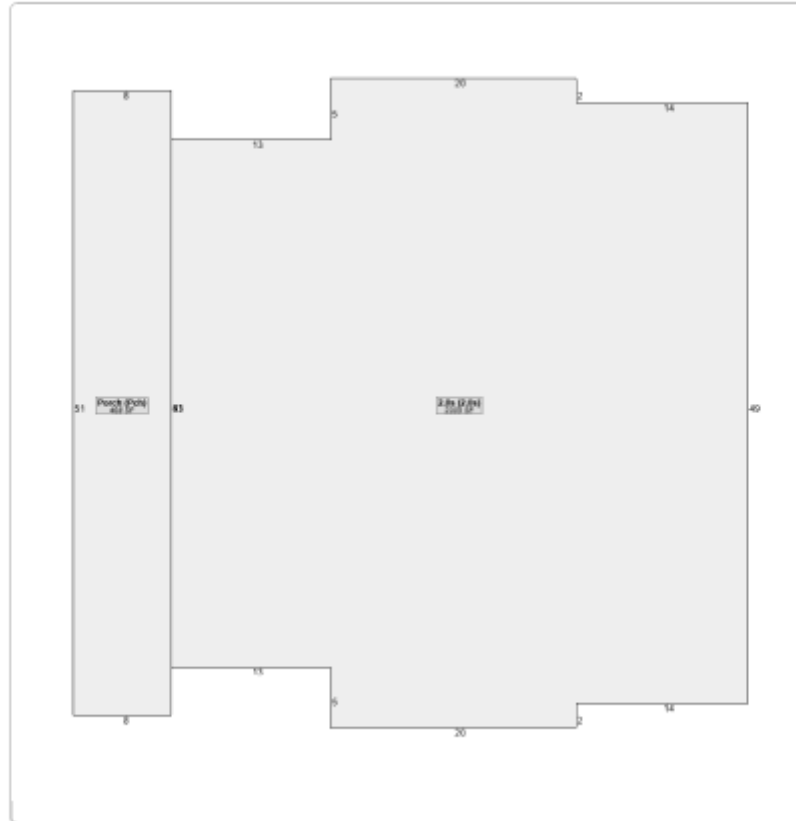


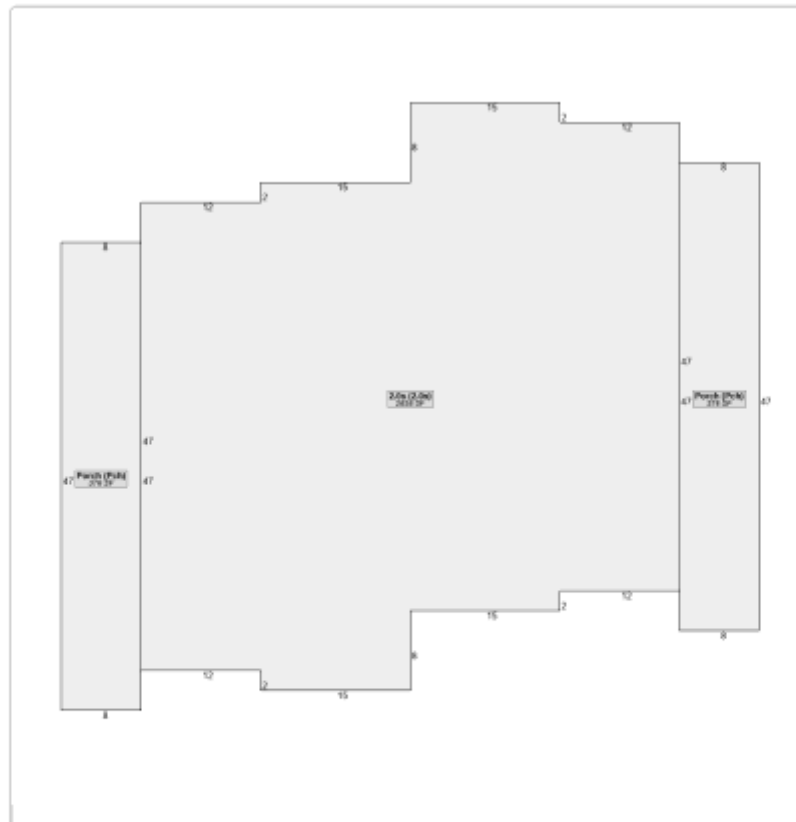
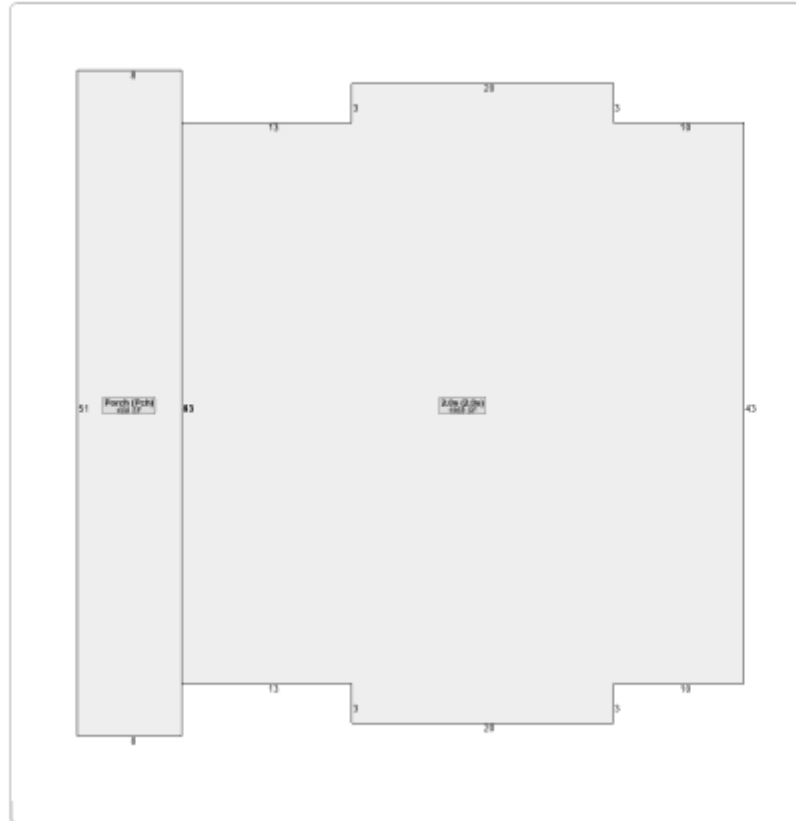


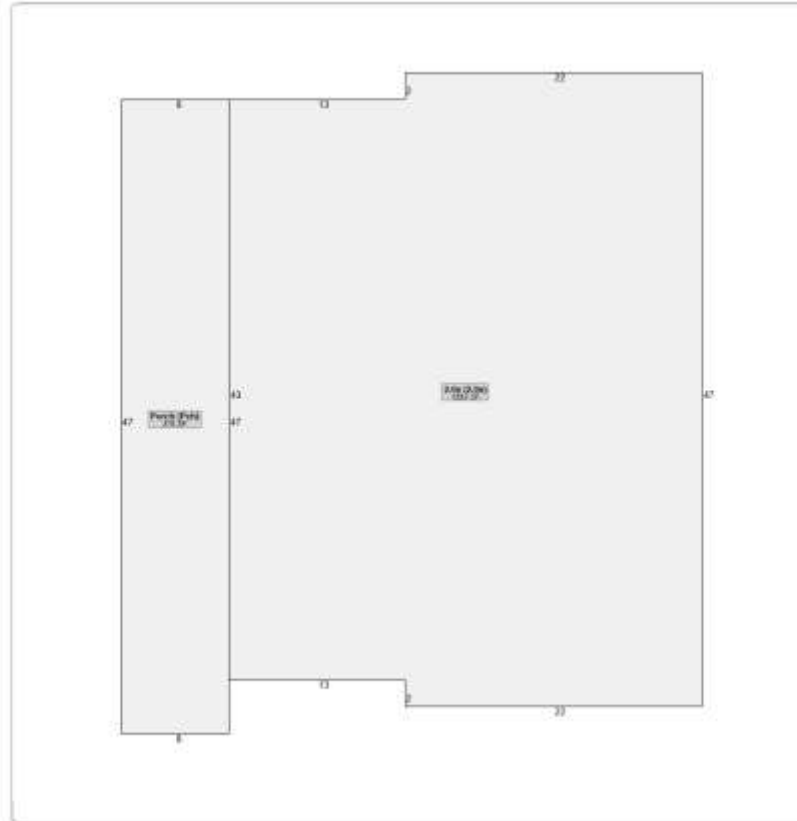












No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, PreBt Mobile Homes, Permits.

The Peach County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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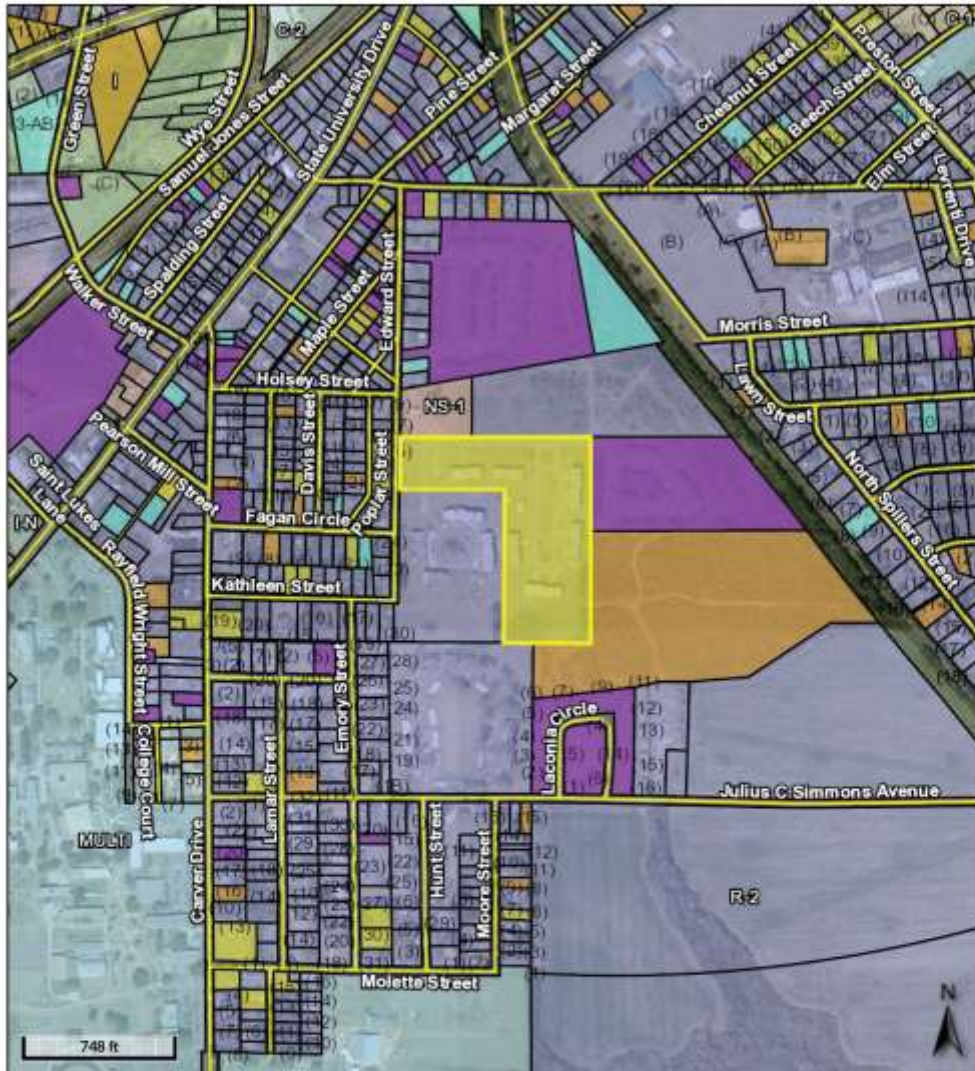
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 GEOSPATIAL

Version 2.3.115

ZONING MAP PORTION

 **qPublic.net**™ Peach County, GA



Overview



Legend

 Parcels

Yearly Sales

 2017

 2018

 2019

 2020

Zoning

 31008

 31030

 A-1

 AH

 C-1

 C-2

 C-3

 C-3 & I-1

 C-3 PUD

 C-3, PUD

 C-H

 C3-PUD

 CH

 I

 I-1

 I-N

 M-1

 M-2

 MH

 MULT

 MULTI

 NS-1

 R--1

 R--3

 R-1

 R-1, COUNTY

 R-2

 R-3

 R-3, Byron

 R-4 (WR)

 R-AG

 R-MH

 R-PUD

 R1

 RAG

 RR-1

Lot Labels

Date created: 4/5/2021

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ZONING CODE PAGES

Sec. 72. - Residential (R-2) District.

Within a Residential (R-2) District, the following uses are permitted:

- (a) All uses permitted in a Residential (R-1) District.
- (b) Multi-family dwellings.
- (c) Cemeteries, provided that all vehicular entrances or exits shall be established on a major or collector street as designated on the official zoning map of the city.
- (d) Boardinghouses and roominghouses.
- (e) Undertaking establishments and funeral homes, provided that no such building shall be closer than 25 feet to any residential property line.
- (f) Mobile home parks to be used for purposes of permanent occupancy, provided that they are established on a major street as designated on the official zoning map of the city, and the minimum area to be developed as a mobile home park shall be eight acres, with a minimum number of 50 mobile home spaces. The minimum width of the park will be 200 feet. Each mobile home space shall have a minimum lot width of 35 feet and contain not less than 2,400 square feet. In no case shall the maximum density exceed ten mobile homes per acre. No mobile home shall be located closer than 15 feet to any other mobile home, building or structure and shall be set back from the street pavement a minimum of ten feet. A planting strip 30 feet in width composed of shrubbery and evergreen trees to act as a vegetative screening shall be located along all lot lines not bordering a street. The park shall provide at least two separate places of convenient access into the area, one of which shall front on a major street.
- (g) Condominiums.

[Sec. 81. - Table.]

District	Min. lot area per D.U. ¹ (sq. ft.)	Min. lot width (ft.)	Max. lot coverage by bldg. (gross) ² (%)	Min. setback for front yard purposes ³			Min. yards		Max. height s (ft.)	Corner lot min. setback for side yards ³		
				Major street s (ft.)	Collector streets (ft.)	Other street s (ft.)	Sid e (ft.)	Rear (ft.)		Major street s (ft.)	Collector streets (ft.)	Other street s (ft.)
R-1 residential			30	80	65	55	10	25	35	80	65	55
Single- family	8,000	75										
Two- family	4,200	80										
R-2 residential												
Single- family	7,000	65										
Two- family	3,700	75										
Multifamily	3,000	85										
NS-1 neighborhood shopping			40	90	70	60	10 ^a	25 ^a	35	90	70	60
NS-2 neighborhood shopping			40	70	70	60	10	25 ^c	35	70	70	60

C-1 roadside business			40	90	70	60	10 ^a	25 ^a	35	90	70	60
C-2 general business			50	40	30	30				40	30	30
C-3 central business			100	40	30	30				40	30	30
I-N institutional			50	90	70	60	10 ^a	25 ^a	40	90	70	60
I industrial			50	90	70	60	15 ^b	30 ^b	40	90	70	60

[Table notes:]

¹ Dwelling units.

² Provided parking and loading requirements are met.

³ Measured from center line of the street right-of-way.

^a 50 feet when abutting any residential district.

^b 75 feet when abutting any residential district.

^c When abutting any residential district, growth divided must be maintained along abutting line.

(Ord. No. 1968-5, §§ 3, 4, 4-18-1968)

Sec. 64. - Nonconforming uses.

In order to avoid individual hardship whenever reasonable and not in conflict with the general welfare of the city, and for the purposes herein outlined, the following provisions shall apply to all districts:

- (64.1) *Nonconforming uses permitted.* Except as herein specified, the lawful use of any building or land existing on September 21, 1961, may be continued although such use does not conform to the provisions of this ordinance.
- (64.2) *Unsafe structures.* Any structure or portion thereof declared unsafe by a proper authority may be restored to a safe condition.
- (64.3) *Restoration.* No nonconforming building or structure damaged to the extent of more than 75 percent of its assessed value for city tax purposes, shall be repaired or rebuilt except in conformity with the regulations of this ordinance.
- (64.4) *Abandonment.* Any nonconforming use after discontinuance for a period of one year shall not be reestablished except in conformity with the regulations of this ordinance.
- (64.5) *Change to another nonconforming use.* No nonconforming use shall be changed to another nonconforming use.
- (64.6) *Changes.* A nonconforming use of a building or land, once changed to a conforming use, shall not be permitted to revert to a nonconforming use.
- (64.7) *Enlargement.* No nonconforming use shall be enlarged or extended in any way except in conformity with the regulations of this ordinance.

Cross reference— Buildings and building regulations, ch. 18.

PARKING SPACE REQUIREMENT

Sec. 65. - Off-street automobile parking and storage.

At the time of the erection of any type of building or structure hereinafter listed or at the time any such building or structure is enlarged or increased in capacity, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking or storage space in accordance with the following minimum requirements. Such space shall be provided with vehicular access to a street or alley.

- (a) *Dwellings*. One space per dwelling unit.
 - (b) *Roominghouses and boardinghouses; hotels*. One space for each two bedrooms.
 - (c) *Places of public assembly; churches; fraternal organizations*. One space for each four seats in the main assembly room.
 - (d) *Tourist rooms, tourist courts, or motels*. One space for each bedroom.
 - (e) *Hospitals, convalescent homes, or similar institutions*. One space for each two beds intended for patients, excluding bassinets.
 - (f) *Retail business*. One space for each 200 square feet of retail floor area and one space of [for] each 400 square feet of upper level retail floor area.
 - (g) *Medical and dental offices and clinics*. One space for each 100 square feet of office floor area.
 - (h) *Offices, including banks*. One space for each 300 square feet of total floor area.
 - (i) *Automobile service stations*. Two spaces for each gasoline pump plus three spaces for each grease rack or similar facility.
 - (j) *Wholesaling*. One space for each two employees.
 - (k) *Industrial*. One space for each two employees at maximum employment on a single shift.
 - (l) *Bus terminals*. Two spaces for each loading and unloading bay.
 - (m) *Auto sales and repair*. One space for each two employees at maximum employment on a single shift, plus two spaces for each 300 square feet of auto repair or maintenance space.
 - (n) *Shopping center*. One parking space for each 150 square feet of total floor area.
- (65.1) *Off-street parking within 400 feet of principal use*. If vehicle parking or storage space required cannot be reasonably provided on the same lot on which the principal use is conducted, such space may be provided on other off-street property provided such space lies within 400 feet of the main entrance to such principal use. Such vehicle parking space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.
- (65.2) *Combined parking spaces*. The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of the parking space required for churches, theaters or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays.
- (65.3) *Size of off-street parking spaces*. The area of each parking space shall contain not less than 200 square feet with appropriate dimensions for the parking of an automobile, exclusive of the access drives or aisles thereto and adequate off-street maneuvering areas.

(Res. of 9-21-2000)

Cross reference— Stopping, standing and parking, § 86-141 et seq.