

For Sale or Lease

MIDTOWN/BUCKHEAD DEVELOPMENT OPPORTUNITY
1.79 ACRES RESTAURANT/RETAIL/RESIDENTIAL
2070 CHESHIRE BRIDGE ROAD
Atlanta, GA 30324



Presented By:

JOEL & GRANOT REAL ESTATE

Alan Joel, Principal

404.869.2602

Email: alan@joelandgranot.com



JOEL & GRANOT
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

LOCATION:	The property is located near the northwest corner of Cheshire Bridge Road and Faulkner Road	
SIZE:	1.79 Acres (77,792 RSF) , Land Lot 17-0005-062	
ZONING:	MRC-1-C - Mixed Use (Residential/Retail / See Attached) Allows for up to 24 units (57,913 Gross Area)	
TOPO:	The property is fairly level on the East side and falls off on the far end of the Westside of the property.	
UTILITIES:	All utilities are available in quantities sufficient to service the property.	
COVER:	Mostly open	
FRONTAGE:	188 ft. Cheshire Bridge Road	
TRAFFIC COUNTS:	On Cheshire Bridge Road @ Faulkner Rd.	18,600 VPD
	On Piedmont Road @ Cheshire Bridge Road	20,900 VPD
2017 TAXES:	\$13,077.92	
SALES PRICE:	\$1,850,000	





➤ LEGAL DESCRIPTION

lying and being in Land Lots 4 and 5 of the 17th District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the North side of Cheshire Bridge Road (also known as New Buford Highway) at the Southeast corner of property now or formerly owned by Five-Acre Corporation; thence Northwesterly at an interior angle of 77 degrees 15 minutes with Cheshire Bridge Road and along the East line of the 5 acre corporation property 405 feet more or less to the center of Peachtree Creek; thence Easterly along the center line of Peachtree Creek and following the meanderings thereof 145 feet more or less to the Northwest corner of property now or formerly owned by George Billinger; thence Southerly along the West line of the said Billinger property 240 feet more or less to an Iron pin on the Northerly side of Cheshire Bridge Road; thence Southwesterly along the Northerly side of Cheshire Bridge Road 236 5/10 feet to the Southeast corner of the 5 acre corporation property and the point of beginning; being improved property known as 2070 Cheshire Bridge Road according to the present numbering by the City of Atlanta; all as shown by Plat of property of Mrs. Lynn Forrester by C. R. Roberts, Reg. Eng., dated July 14, 1959.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lots 4 and 5 of the 17th District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at an Iron pin on the north side of Cheshire Bridge Road (also known as Buford Highway) at the southeast corner of the property described in Warranty Deed from Mrs. Elizabeth V. Reese to Mrs. Lynn Forrester, dated July 16, 1959, recorded in Deed Book 5477, page 709, Fulton County Records, which iron pin is also at the southwest corner of the property now or formerly owned by George Billinger, and running thence north along the line dividing said Forrester and Billinger properties 240 feet, more or less, to the center line of Peachtree Creek; thence westerly along the center line of Peachtree Creek, and following the meanderings thereof, 51 feet, more or less; running thence south along a line which is 50 feet west of, and parallel to said line dividing the Forrester and Billinger properties to an Iron pin which is 200 feet south of an Iron pin on the south bank of Peachtree Creek, as the same is now located; running thence southeasterly 33 feet to an Iron pin on the northerly side of Cheshire Bridge Road which is 50 feet southwesterly from the point of beginning, as measured along the northerly side of Cheshire Bridge Road; running thence northeasterly along the northerly side of Cheshire Bridge Road 50 feet to the point of beginning; said property being designated as "G. G. & Larry A. Corn" on plat of property of Mrs. Lynn Forrester, made by C. R. Roberts, Reg. Engr., as revised December 20, 1962, to show said Corn property, a copy of which is on file in the office of the Atlanta Title Company.



➤ **DUE DILIGENCE**

SHEET NO. **17-003**

ZONING ORDINANCE
CITY OF ATLANTA, GEORGIA
OFFICIAL ZONING MAP

SHEET **77** OF **129** SHEETS

ORDINANCE Z-78-5

LAND LOTS _____

DISTRICT _____

COUNTY _____

CERTIFICATION

THIS SHEET **77** OF **129** SHEETS, HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING PART OF THE ZONING ORDINANCE, AS AMENDED BY THE CITY COUNCIL ON DECEMBER 13, 1989 AND APPROVED BY THE MAYOR ON DECEMBER 13, 1989, AS AMENDED.

DATE _____

DATE _____

DIRECTOR, BUREAU OF PLANNING
CITY OF ATLANTA, GEORGIA

MUNICIPAL CLERK, OAC
CITY OF ATLANTA, GA

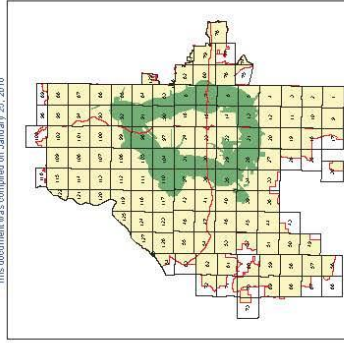
DISTRICT _____

COUNTY _____

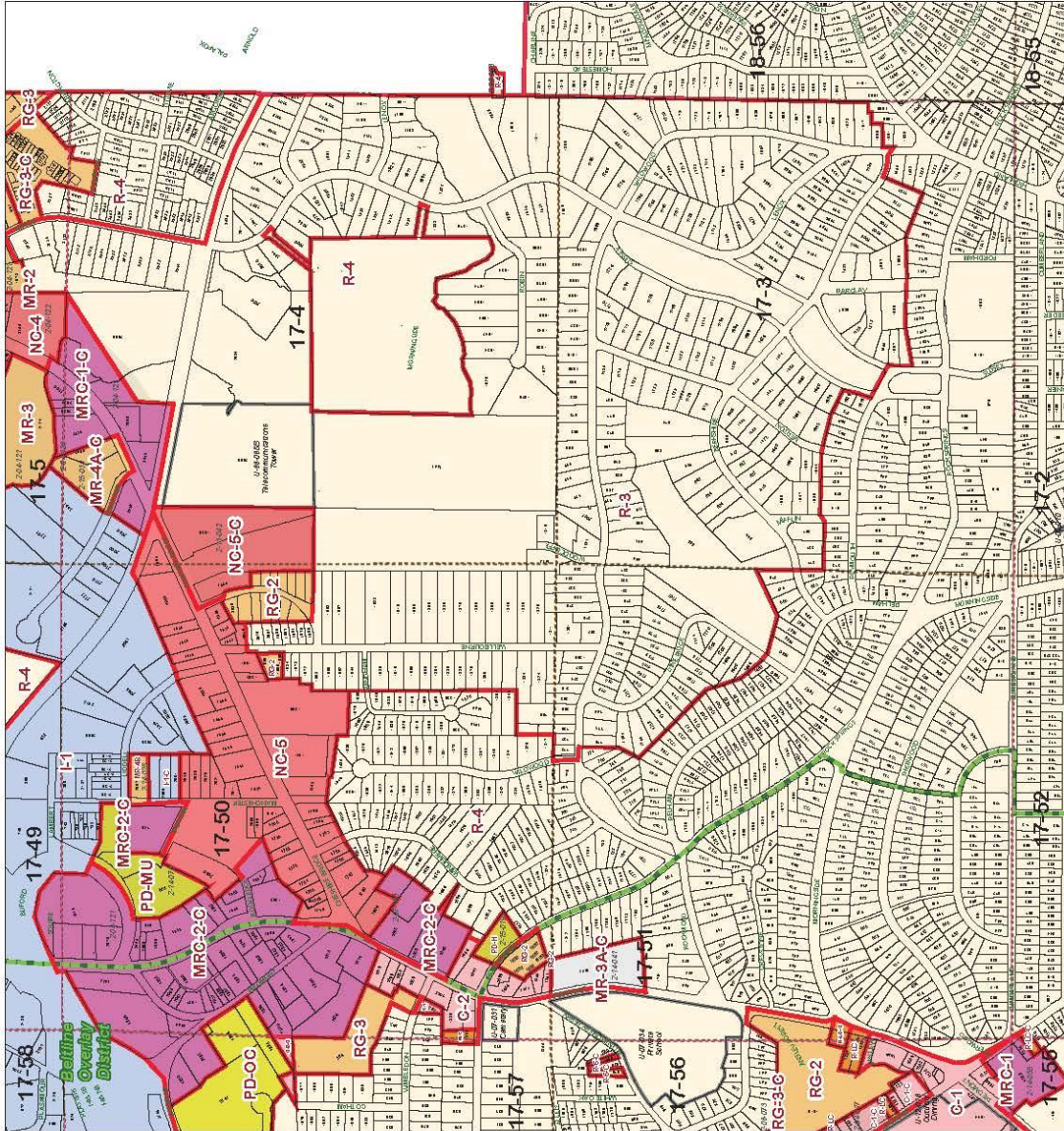
Legend

- Tax Parcels
- Zoning District Outline
- Human Services Facilities
- Special Use Permits
- LBSHBS
- OVERLAY DISTRICTS
- Baseline
- SP-19
- All Others
- SPL - Special Public Interest
- Industrial
- Historic & Cultural
- Live-Work
- DOL Multi-Family
- DOL Mixed Use Commercial
- Neighborhood Commercial
- Residential - Single Family
- Office Institutional
- Planned Development
- Residential - Duplex
- Residential - Multi Family
- Residential - Limited Commercial

This document was compiled on January 25, 2018



1 INCH = 400 FEET



CITY OF ATLANTA - DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, OFFICE OF PLANNING - 65 DUNWOODY CIRCLE, SUITE 100, DUNWOODY, GA 30328

BOUNDARIES SHOWN ARE SUBJECT TO THE CURRENTLY EFFECTIVE ZONING ORDINANCE. THESE BOUNDARIES MAY NOT REPRESENT THE BOUNDARIES RECOGNIZED BY THE CITY OF ATLANTA FOR THE PURPOSES OF ISSUING BUILDING PERMITS.

➤ DUE DILIGENCE (CON'T)



Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Fulton Home
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Owner and Parcel Information			
Owner Name	CHESHIRE BRIDGE TOWNHOMES LLC	Today's Date	January 3, 2018
Mailing Address	P O BOX 720500	Parcel Number	17 0005 LL0620
	ATLANTA, GA 30358	Tax District	05
Location Address	2070 CHESHIRE BRIDGE RD	Zoning	I1
Legal Description	I1	Acre	1.3131
Property Class	C3-Commercial Lots	Parcel Map	Show Parcel Map
Neighborhood	C003	Homestead	N
Legal Description			

Assessment Information						
Year	LUC	CLASS	Land Value	Building Value	Total Value	Assessed Value
2017	105	C3	\$ 1,029,700	\$ 172,400	\$ 1,202,100	\$ 480,840

Land Information					
Land Type	Land Code	Description	Square Feet	Acreage	Price
S	21		43,520	0.9991	\$ 674,870
A	23		13,678	0.314	\$ 354,780

Commercial Improvement Information					
Card	Building Type	Structure Code/Desc	Units	Year Built	Total Square Footage
1	01	105-105 MIXED RES/COM		1935	4,162

Accessory Information				
Description	Year Built	Area	Grade	Value
	1955	3000		\$ 39,986

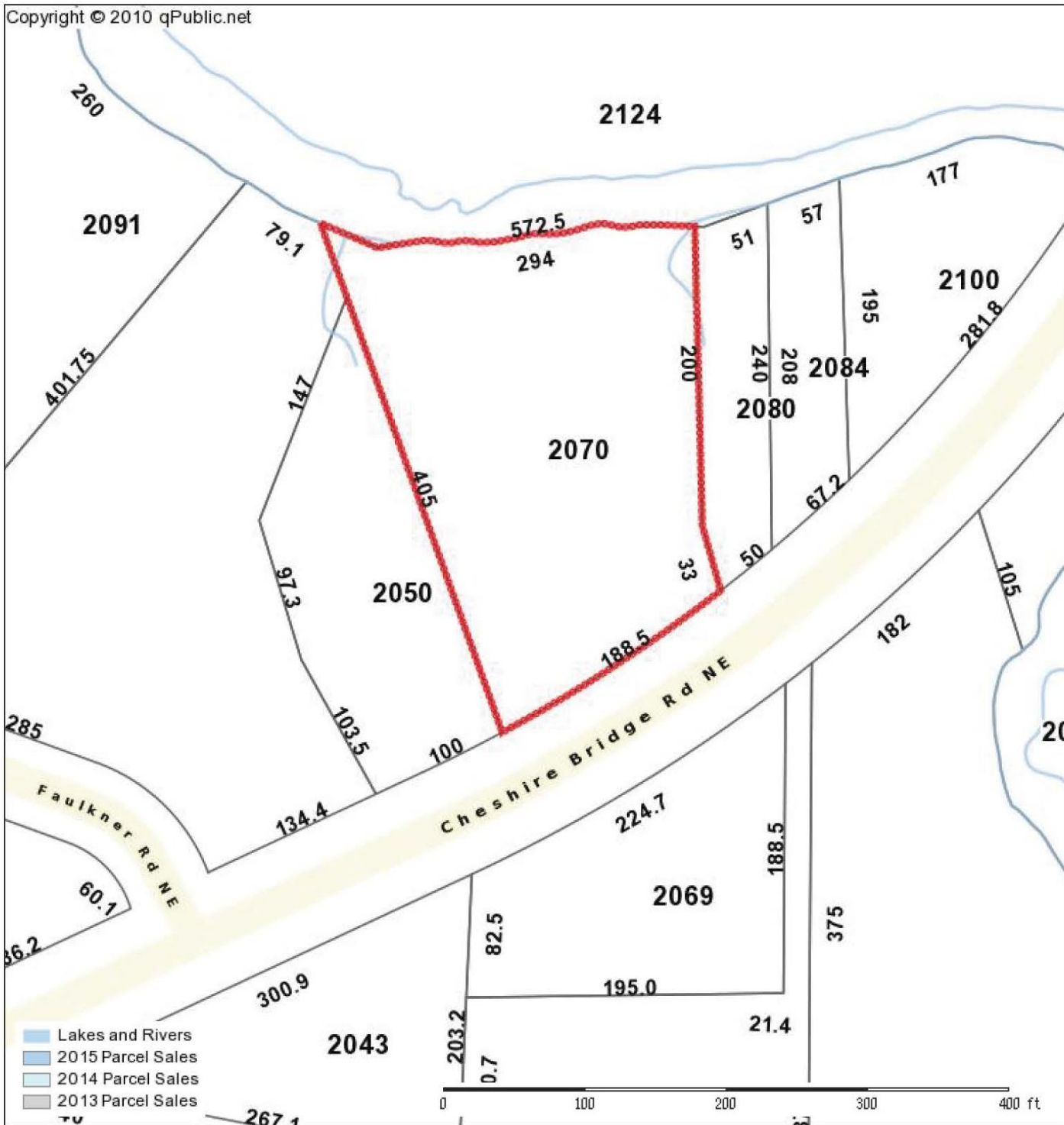
Sale Information								
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Validity	Grantee	Grantor
2007-02-20	\$ 1,000,000		44814	205	Unqualified	0-Valid Sale	CHESHIRE BRIDGE TOWNHOMES LLC	PARROTTS COVE ASSOCIATES, LLC
2006-10-04	\$ 1,000,000		43619	367	Unqualified	0-Valid Sale	PARROTTS COVE ASSOCIATES INC	FORRESTER'S FLOWER & GARDEN SHOP, INC.
2006-10-04			43619	372	Unqualified	T-Sale < = 1000	PARROTTS COVE ASSOCIATES INC	FORRESTER'S FLOWER & GARDEN SHOP, INC.

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Fulton Home
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Fulton County 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. Assessment information for all tax parcels included in this data is for the current tax year which began January 1st of this calendar year. Value and characteristic parcel data on this site does not reflect changes due to documents recorded after January 1st however sales information may be displayed to show recent sales. Website Updated: January 2, 2018

➤ DUE DILIGENCE (CON'T)

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- Lakes and Rivers
- 2015 Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales

0 100 200 300 400 ft

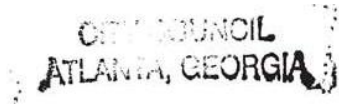
Fulton County Assessor			
Parcel: 17 0005 LL0620 Acres: 1.3131			
Name:	CHESHIRE BRIDGE TOWNHOMES LLC	Land Value:	684600
Site:	2070 CHESHIRE BRIDGE RD	Building Value:	72400
Sale:	\$1000000 on 2007-02-20 Reason=0 Qual=U	Misc Value:	
Mail:	P O BOX 720500 ATLANTA, GA 30358	Total Value:	757000



Fulton County 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 taxroll. All data is subject to change before the next certified taxroll.

Date printed: 06/07/16 : 14:24:46

➤ DUE DILIGENCE (CON'T)



Municipal Clerk
Atlanta, Georgia

04-O-1820

A SUBSTITUTE ORDINANCE BY:
ZONING COMMITTEE

Z-04-121

AN ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CHESHIRE BRIDGE ROAD CORRIDOR FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL), RG-3-C (RESIDENTIAL GENERAL-CONDITIONAL), C-1 (COMMUNITY BUSINESS), C-2 (COMMERCIAL SERVICE), I-1 (LIGHT INDUSTRIAL) DISTRICTS TO THE MR-2 (MULTI-FAMILY RESIDENTIAL), MR-3-C (MULTI-FAMILY RESIDENTIAL - CONDITIONAL), MRC-1-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL), MRC-2 (MIXED RESIDENTIAL COMMERCIAL), AND MRC-2-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICTS, AND FOR OTHER PURPOSES.

NPU-F

COUNCIL DISTRICT 6

WHEREAS, the Cheshire Bridge Road Study was adopted by City Council on September 21, 1999, and approved by the Mayor on September 30, 1999; and

WHEREAS, recommendations from the Cheshire Bridge Road Corridor Study should be implemented through the rezoning of the properties within the corridor, and

WHEREAS, the Cheshire Bridge Road Task Force has requested the City to rezone the Cheshire Bridge Road corridor to implement the recommendations from the Cheshire Bridge Road Study; and

WHEREAS, the official zoning maps should be amended to include the properties along the Cheshire Bridge Road corridor as shown on "Attachment A".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Cheshire Bridge Road Corridor with the designations as shown on "Attachment A".

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance entitled "Conditional Development" as identified with the use of the suffix "C" after the district designation. The Director of the Bureau of

➤ DUE DILIGENCE (CON'T)

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Z-04-121

Buildings shall issue building permits for the development of the properties with said "Conditional Development" zoning district designation only in compliance with the following conditions:

- 1) For properties with the MR-3-C district designations: Along Cheshire Bridge Road the street furniture and tree planting zone shall be landscaped except where on-street parking is provided, and shall have a minimum width of ten (10) feet adjacent to curb. On-street parking may be placed in the street furniture zoned, provided that street trees are installed in bulb-outs located at intervals within the area used for on-street parking, as approved by the Bureau of Planning.
- 2) For properties in the MRC-2-C North district designation:
 - a. Along Cheshire Bridge Road the street furniture and tree planting zone shall be landscaped except where on-street parking is provided, and shall have a minimum width of ten (10) feet adjacent to curb. On-street parking may be placed in the street furniture zoned, provided that street trees are installed in bulb-outs located at intervals within the area used for on-street parking, as approved by the Bureau of Planning.
 - b. A non-residential Floor Area Ratio (FAR) shall not exceed two (2) times the net lot area.
 - c. Security storage centers shall not exceed 15,000 square feet in floor area and shall having all pickup and delivery items by passenger automobile or van.
 - d. Truck stops are prohibited.
- 3) For properties with the MRC-1-C district designation:
 - a. Along Cheshire Bridge Road the street furniture and tree planting zone shall be landscaped except where on-street parking is provided, and shall have a minimum width of ten (10) feet adjacent to curb. On-street parking may be placed in the street furniture zoned, provided that street trees are installed in bulb-outs located at intervals within the area used for on-street parking, as approved by the Bureau of Planning.
 - b. Drive-through service windows and drive-in facilities are prohibited.
 - c. The following uses shall not exceed two thousand (2,000) square feet of floor area:
 - i. Bakeries and catering establishments.
 - ii. Laundry and dry-cleaning stores, collection stations or plants; laundry and dry cleaning establishments where customers operate equipment.
 - iii. Tailoring, custom dressmaking, millinery and similar establishments.
 - d. The following uses shall not exceed eight thousand (8,000) square feet of floor area:
 - i. Banks, savings and loan associations, and similar financial institutions.
 - ii. Barber shops, beauty shops, manicure shops and similar personal service establishments.
 - iii. Childcare centers, kindergartens and special schools.
 - iv. Clubs and lodges.
 - v. Commercial greenhouses.

➤ DUE DILIGENCE (CON'T)

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- vi. Commercial recreation establishments including theaters, convention halls, places of assembly and similar uses with primary activities conducted within fully enclosed buildings.
 - vii. Eating and drinking establishments including restaurants, bars, coffee shops, delicatessens, and taverns.
 - viii. Museums, art galleries, libraries, and similar profit or non-profit cultural facilities.
 - ix. Offices, studios, clinics (including veterinary), laboratories and similar uses, but not blood donor stations except at hospitals. Veterinary clinics including all kennels and accessory areas shall be enclosed within sound proof buildings when located within three hundred (300) feet of any residential use from the closest point of the nearest residential building to the closest point of the veterinary clinic, subject to the provisions in Chapter 74, Article IV, Noise Control.
 - x. Photocopying or blueprinting shops.
 - xi. Plumbing, air conditioning service and repair.
 - xii. Professional or service establishments, but not hiring halls.
 - xiii. Retail establishments.
 - xiv. Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar household goods.
 - xv. Security storage centers with all pickup and delivery items by passenger automobile or van.
 - e. Grocery stores shall not exceed fifteen thousand (15,000) square feet of floor area.
 - f. The following uses shall require a Special Use Permit:
 - i. Bowling alleys, pool halls, billiard parlors and amusement arcades.
 - ii. Childcare centers, kindergartens and special schools greater than eight thousand (8,000) square feet.
 - iii. Public schools or private schools having similar academic curricula and special schools for exceptional children.
 - g. The following uses are prohibited:
 - i. Automobile service stations, car washes.
 - ii. Business or commercial schools.
 - iii. Helicopter landing facilities or pickup delivery stations.
 - iv. Hospitals
 - v. Institutions of higher learning, including colleges and universities.
 - vi. Mortuary and funeral homes.
 - vii. New and used car sales, including motorized vehicles such as mopeds and motorcycles.
 - viii. Repair garages, paint and body shops.
 - ix. Truck stops.

4) For properties in the MRC-2-C South district designation:

➤ DUE DILIGENCE (CON'T)

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Z-04-121



- a. Security storage centers shall not exceed 15,000 square feet in floor area and shall having all pickup and delivery items by passenger automobile or van.
- b. Truck stops are prohibited.

Section 3: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

A true copy,
Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

Jan 03, 2005
Jan 10, 2005

Sec. 16-34.026. Specific regulations for MRC-1.

1.

Development controls.

a.

Maximum permitted floor areas without bonuses:

i.

For nonresidential uses, floor area shall not exceed an amount equal to one times net lot area.

ii.

For residential uses, floor area shall not exceed an amount equal to six hundred ninety-six thousandths times net lot area.

iii.

For developments that combine residential and nonresidential uses, floor area shall not exceed one and six hundred ninety-six thousandths times net lot area [the sum of the nonresidential i. and residential ii. above], but not greater than the maximum floor areas permitted for each (see subsection 16-29.001(24)).

b.

Maximum permitted floor areas with bonuses. Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to two and six hundred ninety-six thousandths times gross lot area.

i.

Open space and streets bonus. Developments shall be permitted a bonus equal to two additional square feet of residential floor area for each one square feet of open space provided above the minimum required herein without the bonus. Said bonus shall be permitted provided that the following regulations are met:

a)

Open space shall meet the requirements of subsection 16-34.007(2)(g)(iv).

b)

Streets shall meet the requirements of section 16-34.012 and subsection 16-34.010(5)(e).

ii.

Affordable housing bonus. Developments containing residential uses shall be permitted a floor area bonus of one times net lot area, provided that a minimum of 20 percent of the total floor area developed shall be used for affordable sales housing units or affordable rental housing units. The percentage mix of affordable studio, one-bedroom, two-bedroom, and three-bedroom units shall be

➤ ZONING DEFINITION (CON'T)

proportionally similar to the percentage mix in the overall development.

iii.

Civic bonus. Developments which provide buildings housing recreational centers, community centers and community service facilities which are available to the general public during normal city recreational center, community center or community service hours shall be permitted a residential floor area bonus equal to the total recreational center, community center or community service facility floor area.

iv.

Open space bonus. Residential uses shall be permitted to calculate any of the above floor areas in subsection 16-34.026(1) utilizing gross lot area, for purposes of providing additional density based on such calculation. Developments utilizing the open space bonus shall not be permitted any reduction in open space requirements.

c.

Additional nonresidential requirements.

i.

Nonresidential uses shall be located on or below the street-level floor only.

ii.

When nonresidential square footage exceeds 20,000 square feet or one-half times net lot area, an equivalent or greater amount of residential square footage shall be provided until such time as the maximum permitted floor areas are met.

2.

Site limitations.

a.

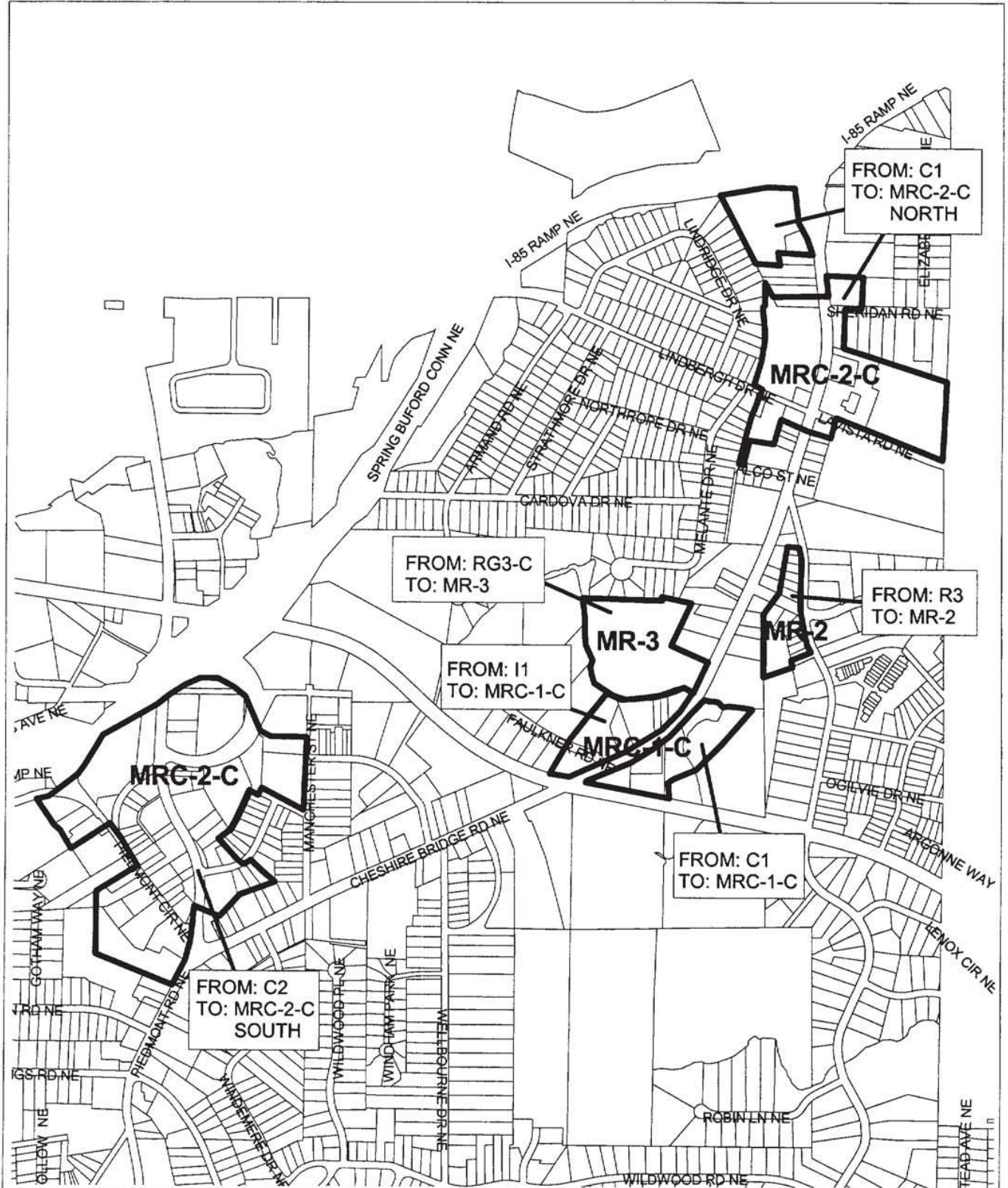
Minimum building façade heights. Buildings shall have a minimum façade height of 24 feet along each façade adjacent to any sidewalk or supplemental zone.

b.

Maximum building heights. Structures or portions of structures which are within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 35 feet. Structures that are between 150 feet and 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 52 feet. Structures or portions of structures that are greater than 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 225 feet.

➤ DUE DILIGENCE (CON'T)

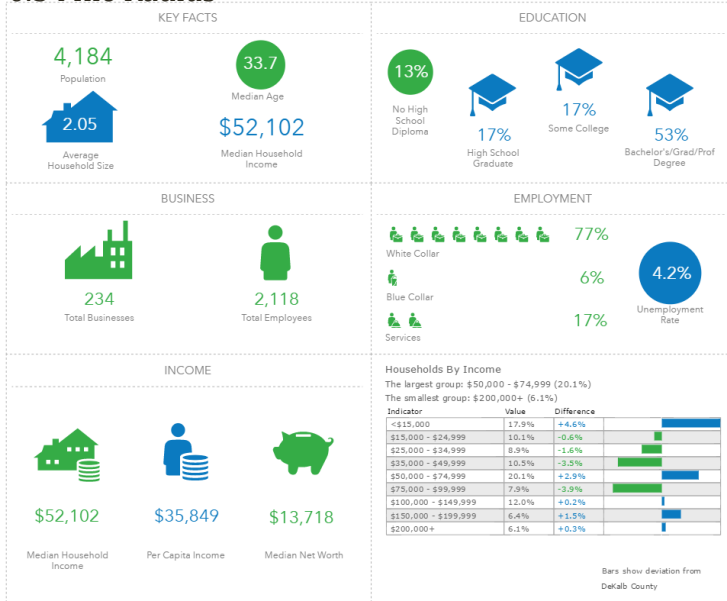
**PROPOSED CHESHIRE BRIDGE ROAD
CORRIDOR REZONINGS
NPU F/ COUNCIL DISTRICT 6
DISTRICT 17 - LANDLOTS 5, 6, & 50**



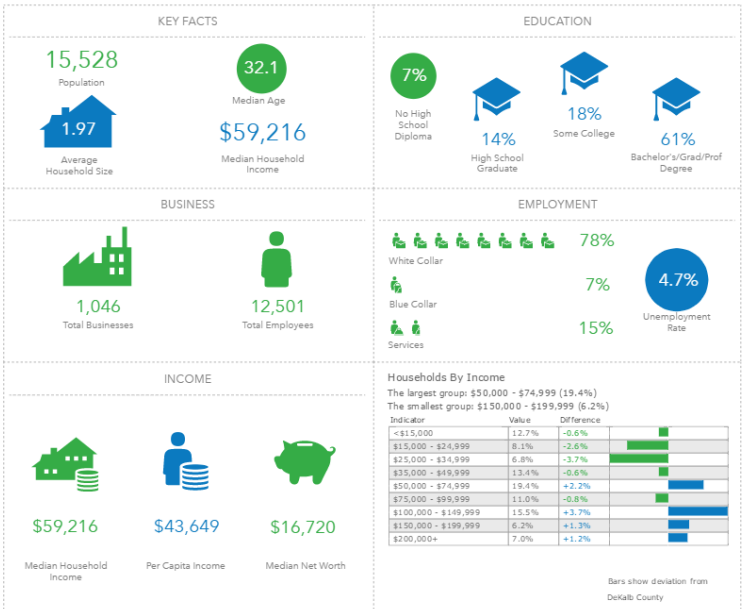


➤ **DEMOGRAPHICS**

0.5 Mile Radius



1.0 Mile Radius



2.0 Mile Radius

