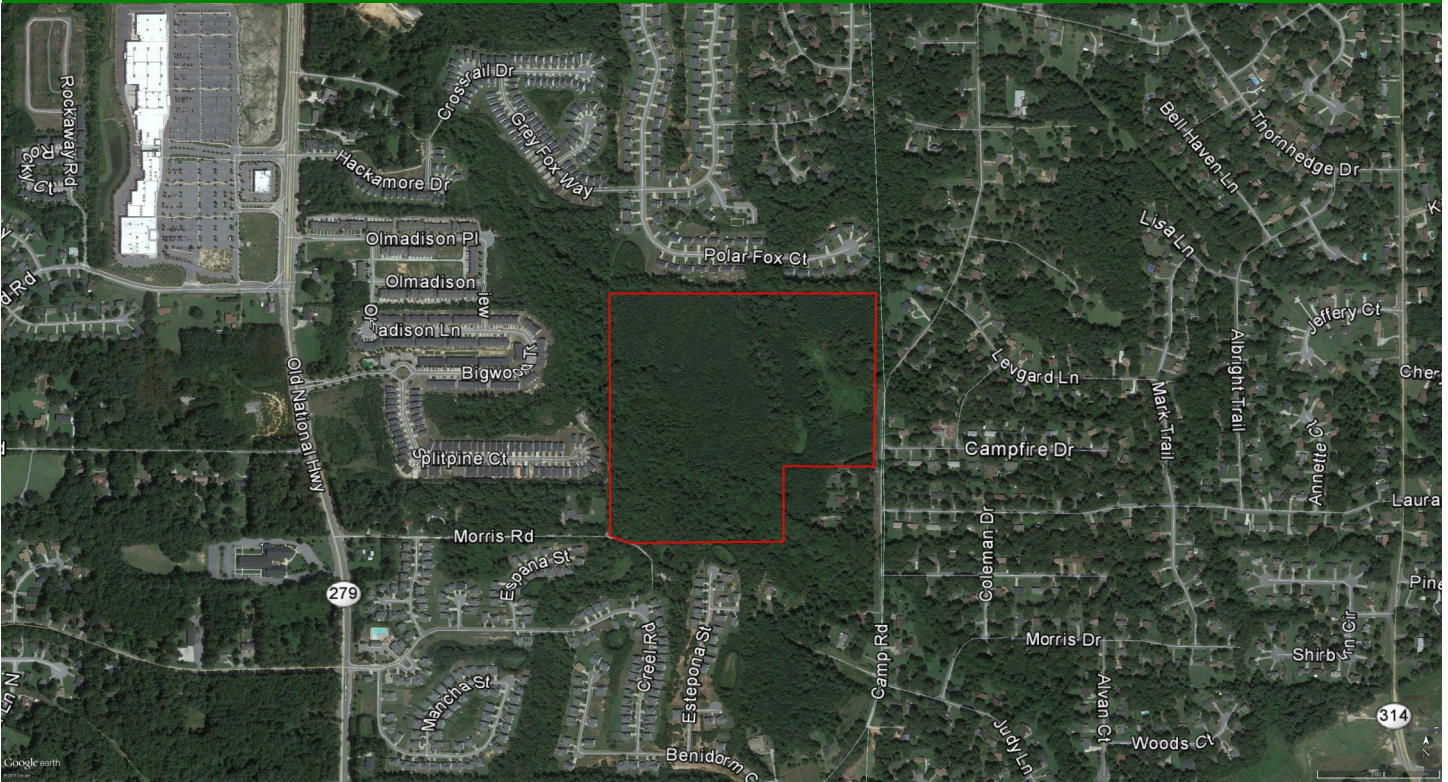


**FOR SALE-45.66 +/- ACRES  
UNDEVELOPED LAND  
CAMP VALLEY ROAD, FULTON COUNTY, GEORGIA**



**COMMENTS:**

This opportunity consists of 45.66 acres of undeveloped residential land located on Camp Valley Road in Fulton County, Georgia. The property has an existing zoning permitting 251 units of senior living.

**PROPERTY HIGHLIGHTS:**

**Location:** The subject property is located on the west side of Camp Valley Road just south of its intersection with Flat Shoals Road in Fulton County, Georgia.

**Size:** 45.66 +/- Acres

**Zoning:** SH (Senior Housing), Zoning Conditions Attached

**Price:** \$399,000.00

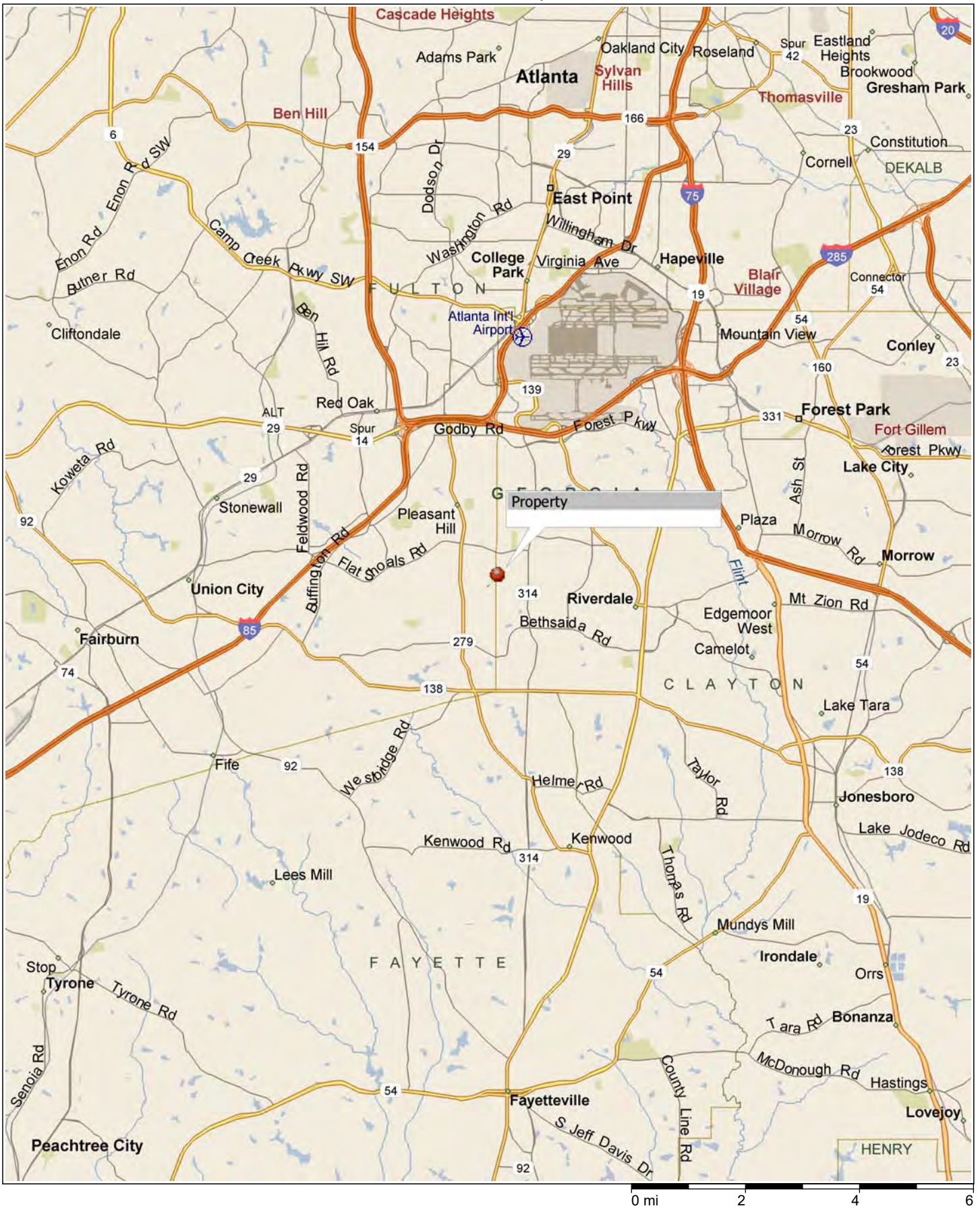
**PRESENTED BY:**

**TRAVIS ROBINSON**  
Email: [trobinson@majorandarroll.com](mailto:trobinson@majorandarroll.com)  
Phone: 404-255-3881

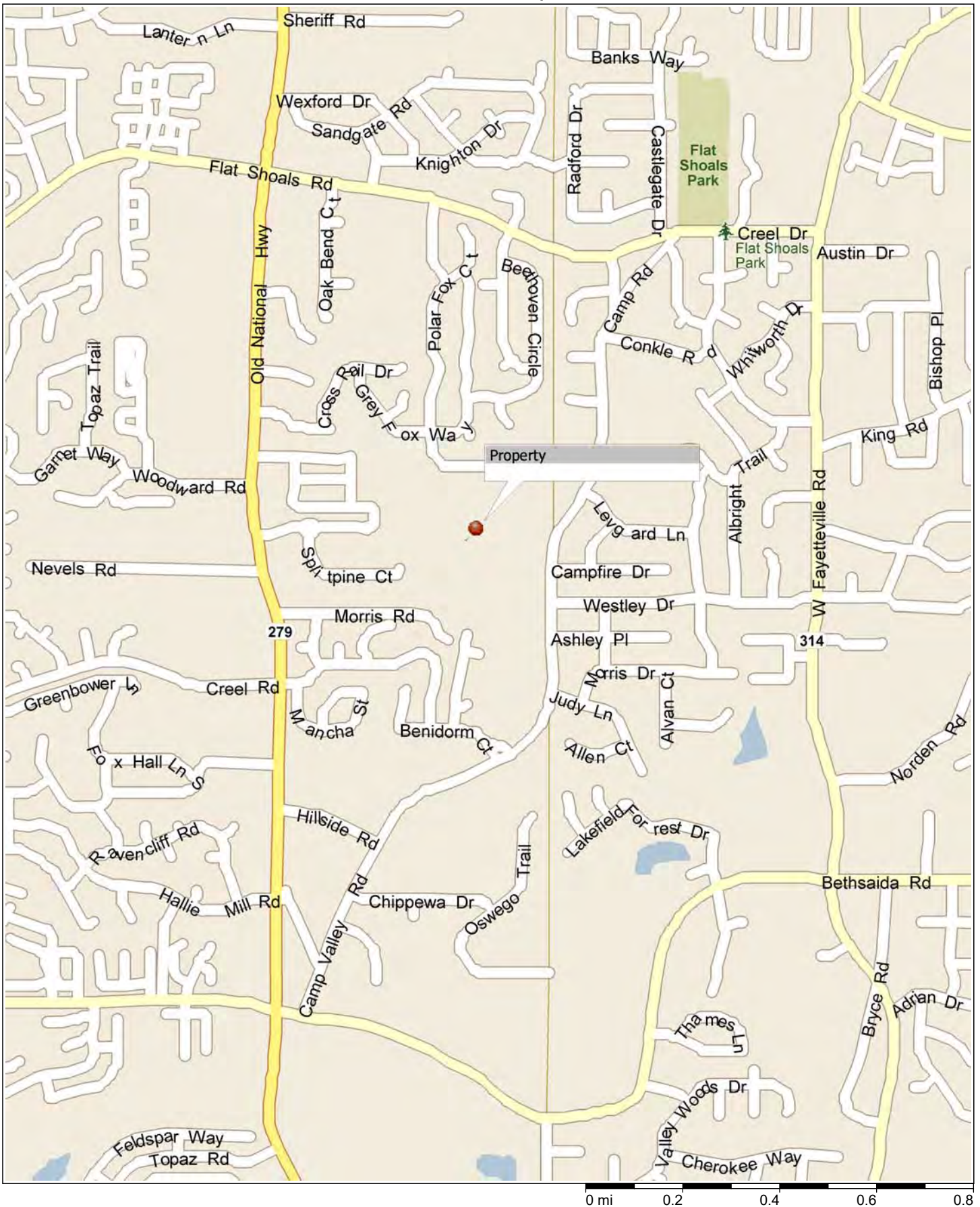
**MAJOR & ARROLL, LLC**  
91 WEST WIEUCA ROAD  
BUILDING B, SUITE 100  
ATLANTA, GEORGIA 30342  
Fax: 404-250-9613  
[www.majorandarroll.com](http://www.majorandarroll.com)

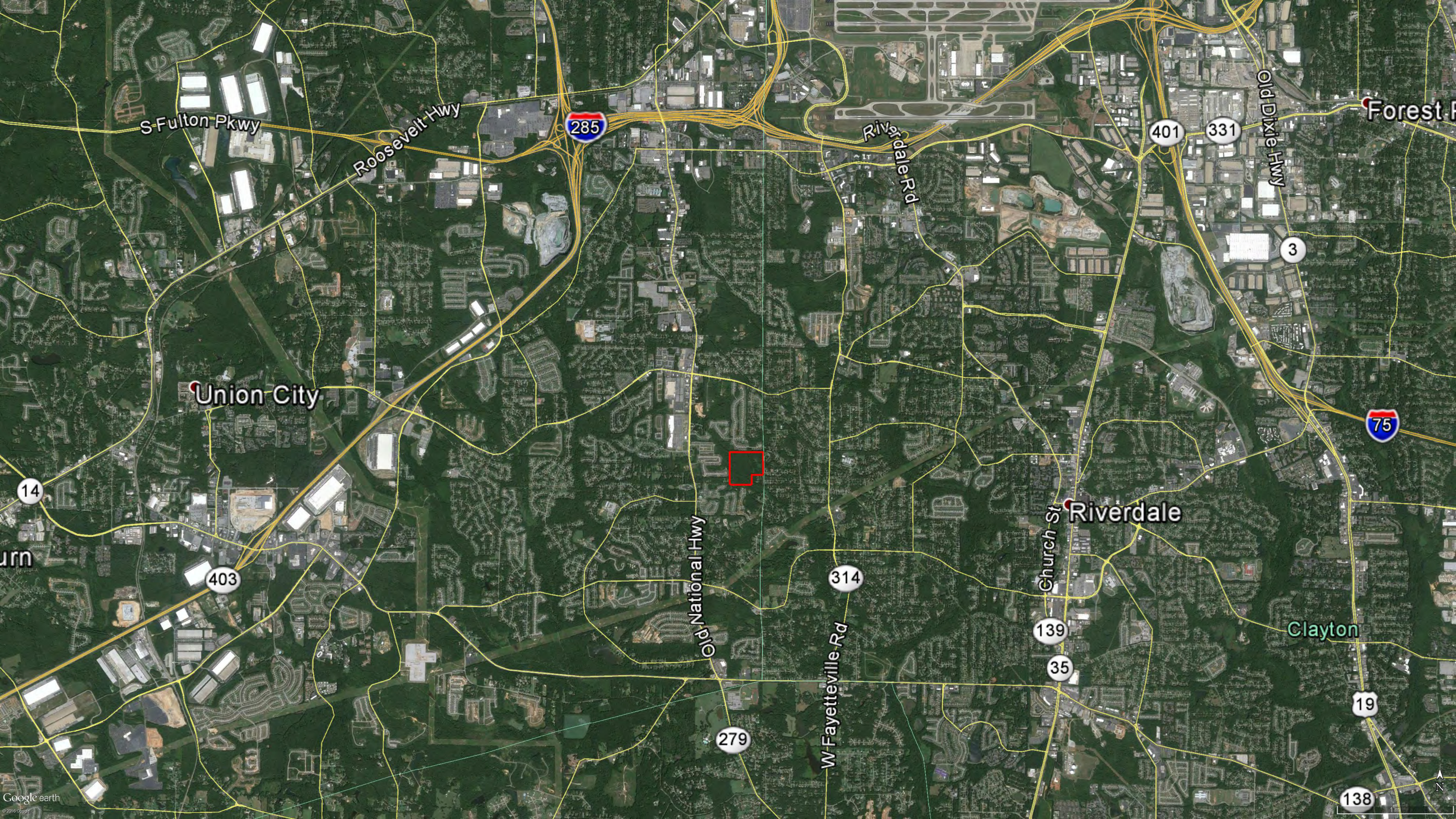
**MAJOR & ARROLL, LLC**  
COMMERCIAL REAL ESTATE

# Location Map 1



# Location Map 2





S Fulton Pkwy

Roosevelt Hwy

285

Riverdale Rd

401

331

Old Dixie Hwy

Forest Pkwy

3

Union City

75

14

403

Old National Hwy

314

Church St

Riverdale

Clayton

139

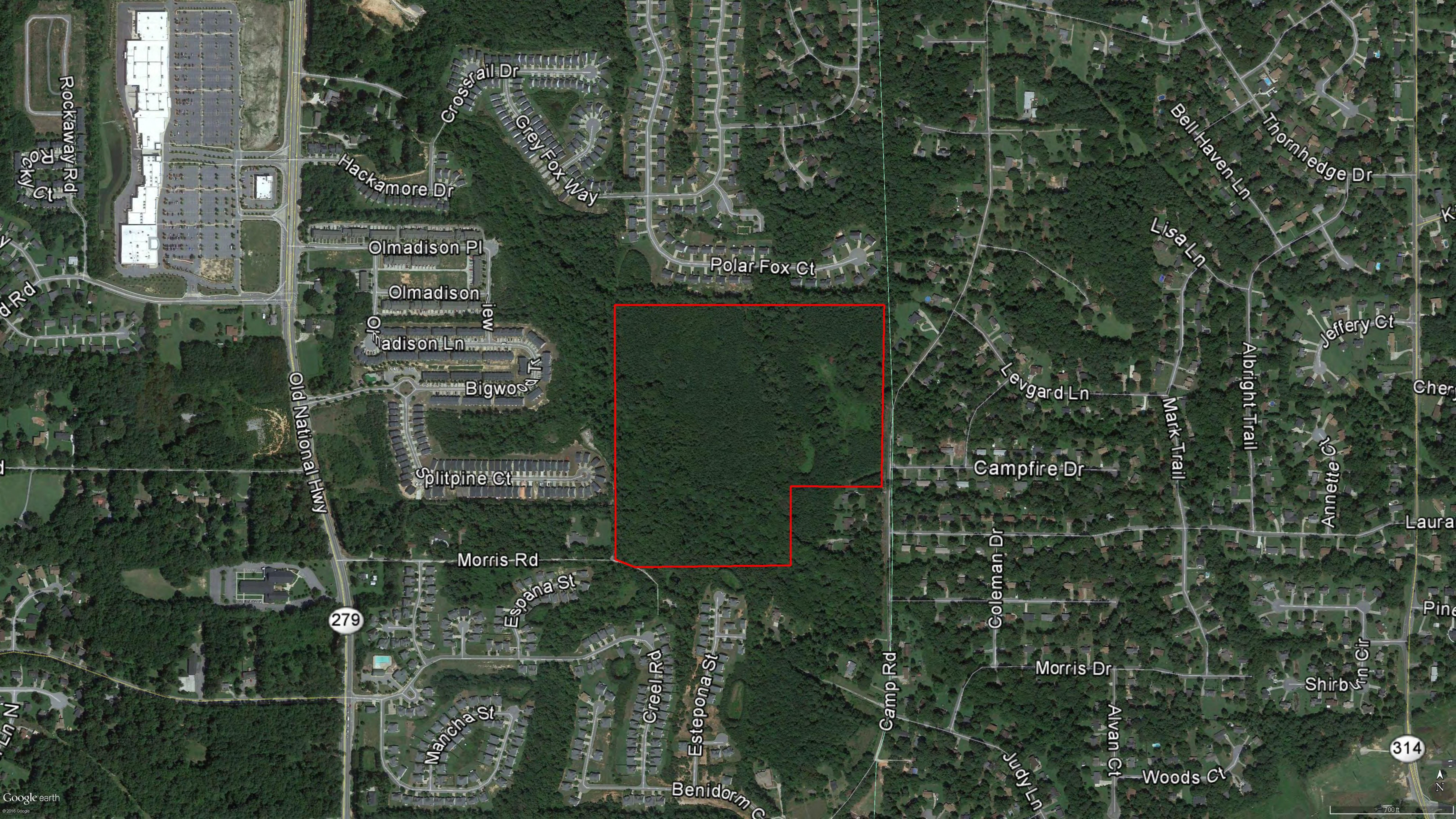
35

19

279

W Fayetteville Rd

138



Rockaway Rd

Old National Hwy

279

314

Olmadison Pl

Olmadison

Olmadison Ln

Bigwood

Splitpine Ct

Morris Rd

Espana St

Mancha St

Greel Rd

Estepona St

Benidorm C

Crossrail Dr

Grey Fox Way

Polar Fox Ct

Levgard Ln

Campfire Dr

Coleman Dr

Morris Dr

Judy Ln

Alvan Ct

Woods Ct

Lisa Ln

Mark Trail

Albright Trail

Bell Haven Ln

Thornhedge Dr

Jeffery Ct

Annette Ct

Laura

Pine

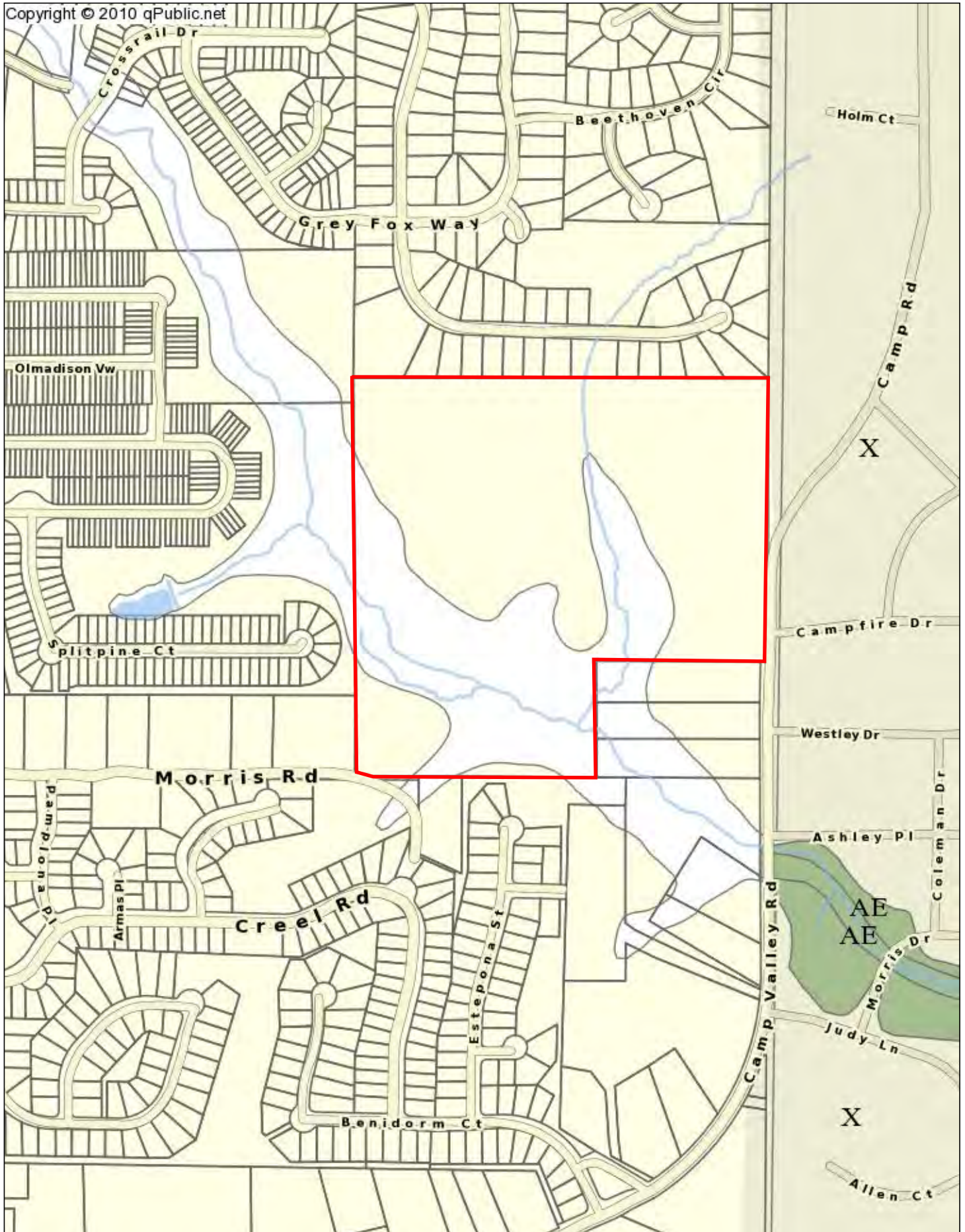
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Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.





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Date printed: 03/31/16 : 10:54:33

## RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED SH (Senior Housing) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. No more than 251 total dwelling units at a maximum density of 5.5 dwelling units per acre based on the total acreage zoned, whichever is less. Approved unit totals are not guaranteed. The developer is responsible through site engineering (at the time of application for a Land Disturbance Permit) to demonstrate that all units within the approved development meet or exceed all the development standards of Fulton County. The total unit yield of the subject site shall be determined by this final engineering.
  - b. Limit the height of the buildings to no more than 2 stories.
  - c. Provide elevators in the buildings for residents which are referenced in condition 1.b.
  
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Environment and Community Development on September 27, 2011. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
  - b. All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.

3. To the owner's agreement to the following site development considerations:
  - a. A minimum of two separate and approved fire apparatus access points must be provided for more than 200 dwelling units. All exit/entrance details (locations, alignments, etc.) are subject to the approval of the Fulton County Fire Department and Fulton County Traffic Engineer.
  - b. Provide a minimum of two separate vehicular connections between the two buildings shown on the site plan referenced in condition 2.a. subject to the approval of the Fulton County Fire Department.
  - c. Provide on-site amenities such as a beauty/barber shop, exercise room/wellness program, theatre, computer room, community activity center for cards, arts/crafts, exam room, and community vegetable garden.
  - d. Use of on-site amenities, which are conditioned in 3.c., shall be restricted to residents only.
  - e. Provide local shuttle service for residents. Cost of the shuttle service shall be covered by the rental rate of the dwelling units.
  - f. Provide a passive park and walking trails on the subject site.
4. To the owner's agreement to abide by the following traffic requirements, dedications and improvements:
  - a. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from the centerline of Camp Valley Road.
5. To the owner's agreement to abide by the following:
  - a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
  - b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results

of these meetings will be required to be submitted along with the application for an LDP.