

LAND FOR SALE

1.91 ACRES ZONED NC

295 Rabbit Hill Rd, Canton, GA 30115



295 RABBIT HILL ROAD, CANTON GA

VIDEO

PROPERTY DESCRIPTION

1.91 Acres - Zoned NC in Business Friendly City of Holly Springs. Prime location near 575 and Holly Springs Master Planned Towne Center Development with Retail, Residential, Restaurants and Green Space.

OFFERING SUMMARY

Sale Price: \$725,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	457	745	1,811
Total Population	1,117	1,919	4,941
Average HH Income	\$81,276	\$87,356	\$95,895

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
0: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

Each Office Independently Owned and Operated

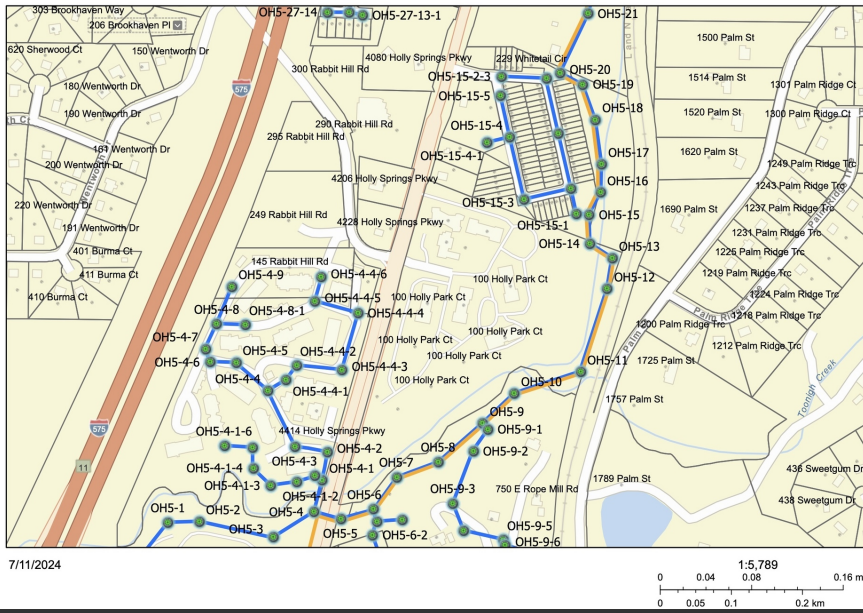
1.91 ACRES ZONED NC

295 Rabbit Hill Rd, Canton, GA 30115



Approximate Measurements

CCWSA Water and Sewer Map



7/11/2024

Water and Sewer Map

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

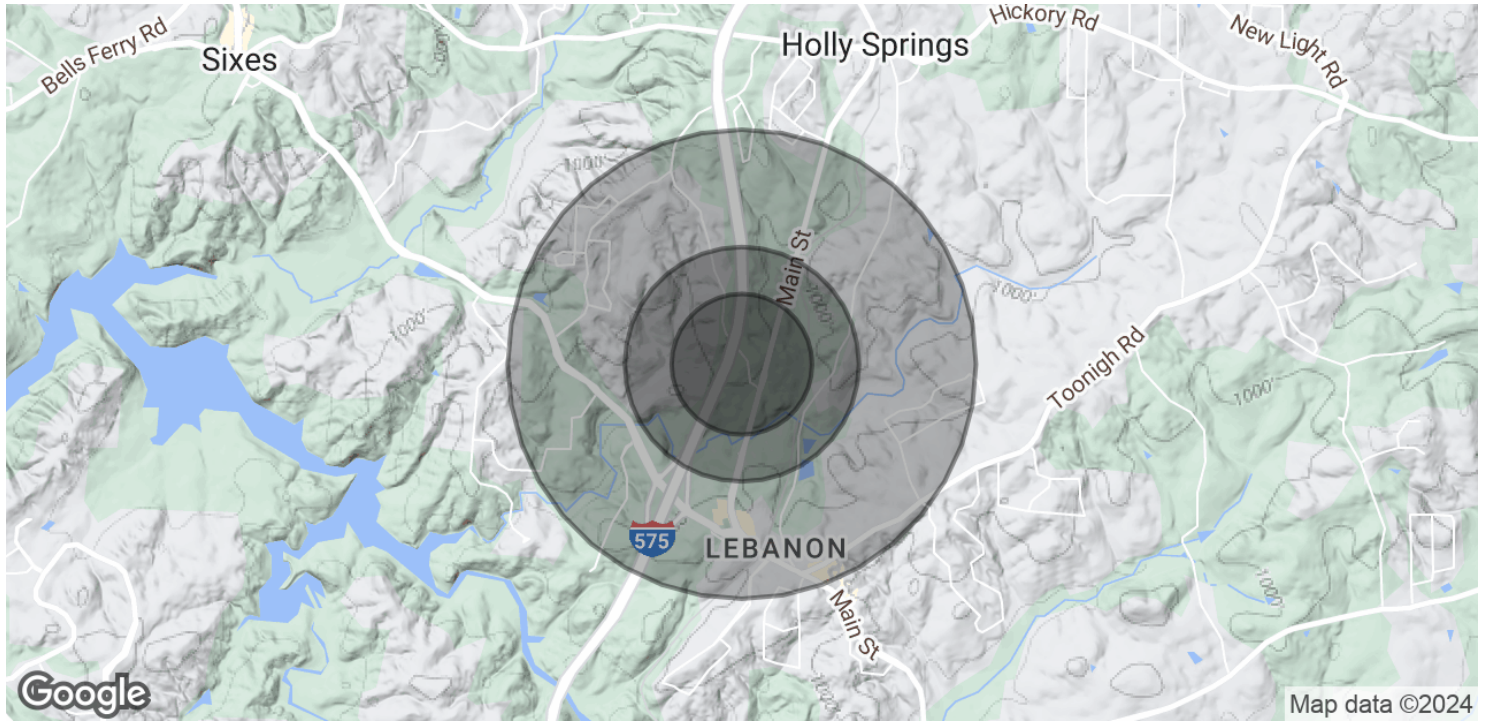
DEEDEE VERES
 Associate Broker
 O: 770.880.5596
 deedeeveres@gmail.com
 GA #183928

KW COMMERCIAL
 722 Stonecroft Lane
 Woodstock, GA 30188

LAND FOR SALE

1.91 ACRES ZONED NC

295 Rabbit Hill Rd, Canton, GA 30115



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,117	1,919	4,941
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	457	745	1,811
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$81,276	\$87,356	\$95,895
Average House Value	\$375,261	\$379,637	\$396,541

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

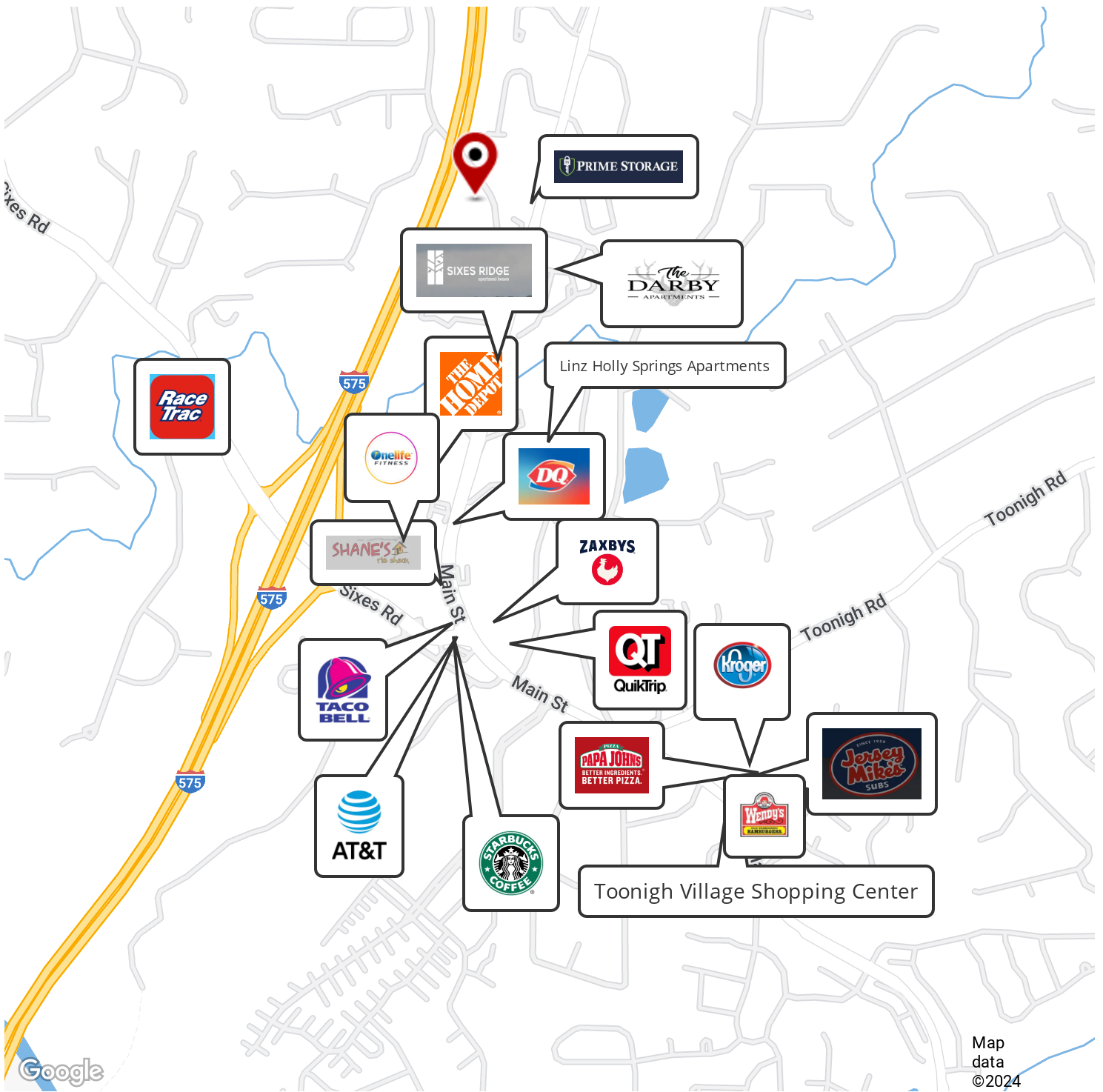
KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

Each Office Independently Owned and Operated

LAND FOR SALE

1.91 ACRES ZONED NC

295 Rabbit Hill Rd, Canton, GA 30115



Map data ©2024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

Each Office Independently Owned and Operated

5.2-6 NEIGHBORHOOD COMMERCIAL, NC

A) Purpose: A district intended to provide for services in residential neighborhoods in a unified design in order to protect and provide compatibility to the surrounding residents.

B) Permitted Uses: The uses listed below are permitted in the NC District, only after compliance with additional article requirements, if any. The Zoning Administrator, prior to the issuance of an occupational tax license, shall verify compliance with article requirements and all other local, state, and federal regulations, and said business establishment shall at all times thereafter remain compliant with these requirements and the Code of the City of Holly Springs:

<u>Permitted Uses:</u>	<u>Article</u>
Antique Shops	
Art Gallery	
Athletic Club, Facilities	
Bakery	
Bank Branches	
Bed and Breakfast ²⁹	
Book, Stationary, Greeting Card Shops	
Business Office Space (Outdoor Storage or Warehousing Prohibited)	
Café/Restaurant/Supper Club (Drive-thru and Drive-in Prohibited)	
Carpet or Rug Sales Shop	
Clinic, Public/Private	
Coffee Shop (Drive-thru and Drive-in Prohibited)	
Convenient Food Stores without Gasoline Pumps	
Cosmetology Establishments	
Curio and Souvenir Shops	
Dance Studio	
Drug Store	
Fire Station	
Florist, Commercial	
Gift Shop	
Gourmet Food Store	
Governmental Buildings	
Grocery/General Merchandise	
Hardware Store	
Hobby Shop	
Ice Cream/Dessert Shop	
Interior Decorating Shop	
Jewelry Shop (Excluding Pawn Establishments)	
Laundering Establishments	5.4-28
Library Branches	
Massage Therapy Ancillary Services (as a hair salon or medical ancillary use)	5.4-30

²⁹ Amended by City Council with text amendment TA-03-12, 09/24/2012.

- Mobile Food Vendor³⁰
- Museum, Historical Display Gallery
- Music Store
- Newsstands
- Office Supply Store
- Pet Grooming or Daycare (overnight pet boarding and outdoor storage of pets prohibited)
- Pet Shop
- Photography Shop and Studio
- Produce Stands- Agricultural 5.4-36
- Professional Offices
- Radio/TV Sales and Repairs
- Recreation Parks
- Shoe Shop
- Shoe Repair
- Small Appliance Repair
- Tailor, Alterations, or Sewing Shop
- Toy Shop
- Tobacco or Cigar Shop
- Veterinary Clinic (overnight pet boarding and outdoor storage of pets prohibited)
- Watch or Clock Repair Shop

C) Uses Not Otherwise Classified

Certain uses proposed that cannot be classified as a permitted use in the Neighborhood Commercial Zoning District, or any other zoning district, must receive a conditional use permit from Mayor and Council, prior to the issuance of an occupational tax license. The conditional use process is outlined in subsection D, below, and follows the Zoning Procedures outlined in Article 14.

D) Conditional Uses

Any person requesting a permit under this Section shall submit an application and shall submit sufficient evidence demonstrating compliance with standards contained herein, as applicable.³¹ In considering the application for a conditional use, the Mayor and Council shall be guided by the following standards:

It is found and declared that there exist uses and activities that have potentially serious objectionable and deleterious effects on the public health, safety, morals and welfare and that it is in the public interest to introduce special regulation of such uses and activities to abate or eliminate adverse effects contributing to a blighting or downgrading of surrounding neighborhoods and businesses. It is the purpose of this Section, therefore, to safeguard the best interests of the citizens of the City of Holly Springs, to protect and enhance the quality of the environment, and to promote the public health, safety and welfare by achieving the following:

³⁰ Amended by City Council with text amendment ORD-04-2015, 04/18/2016.

³¹ Amended by City Council with text amendment TA-02-13, 05/20/2013.

- A. Providing appropriately located areas for the various uses listed herein to meet the needs of the City.
- B. Supporting development compatibility with surrounding uses and neighborhoods while suggesting uniqueness and character.
- C. Protecting the property values of existing business developments from inappropriately located uses and to enhance the investment of residents and business owners.
- D. Encouraging uses to be grouped.

The provisions of this Section shall prevail over conflicting provisions of any other Article or Section of the City Code, except Article 12, *Non-Conforming Uses*, and shall supplement any other applicable regulations and ordinances.

There are some conditional uses which may be permitted, but must also meet additional stipulations in order to apply for a permit. The Zoning Administrator shall consider the application and evidence of compliance with such additional stipulations as stated in each respective article. The conditional uses which must meet additional stipulations within the Neighborhood Commercial District, and the Article where the additional stipulations are found are:

<u>Conditional Uses:</u>	<u>Article</u>
Accessory Uses and Structures	3.5
Bar or Pub	
Big Box Commercial Retail Structures (Class I: 10,000 – 31,999 sq. ft.)	5.4-10
Big Box Commercial Retail Structures, Town Center District (Class IV: 8,500 sq. ft. and greater)	5.4-10
Bodywork Therapy and Bodywork Therapy Establishment	5.4-30
Cell Towers	6
Cemetery	5.4-12
Churches, Synagogue	5.4-13
Daycare, Nursery Schools Facilities and Kindergartens	5.4-14
Daycare, Group	5.4-15
General Merchandise Repair	5.4-19
Hotels and Extended Stay Facilities ³²	5.4-31
Massage Therapy and Day Spa Establishment	5.4-30
Multi-Tenant Building	5.4-32
Outdoor Amusement Enterprises	5.4-34
Schools	5.4-39
Theatre, Live	
Utility Substations	5.4-42

³² Amended by City Council with text amendment TA-03-12, 09/24/2012.

E) Height, Area and Bulk Regulations:

Minimum Lot Area (sq. ft.)		¾ acre and none if located in Town Center District as defined by Article 19
Minimum Lot Width		100'
Minimum Yard Setbacks		
Front	Arterial	50'
	Collector	40'
	Local	40'
Side		15'
Rear		15'

F) Lighting:

When a non-residential zoning district abuts a residential district or other use, if outside lighting is utilized, such lighting shall be established in such a way that no direct light shall cast over or into any property line nor adversely affect neighboring properties.

G) All non-residential zoning districts:

All outside storage areas and accessory structures must be located on the same lot and to the side or rear of the principal use at least 15 feet from the side or rear lot lines and may not be located within 25 feet of any residential property. A solid fence or wall no less than 8 feet in height must screen storage areas. A maximum of 25% of the total lot area may be used for such purpose. All accessory structures must be architecturally compatible with the principal structure.