

COMMERCIAL REAL ESTATE AUCTION

The Former Glennville Elementary School | Glennville, GA



29± ACRES



91,000 SF



TATTALL
COUNTY



OPEN HOUSE:
Mon, April 1 • 4-6pm
Mon, April 8 • 4-6pm



526 Sylvester Ashford Drive,
Glennville, GA

ONLINE BIDDING ENDS: APRIL 10TH



Joe Lanier, Auction Manager

912.531.7007

joe@southauctiongroup.com



**SOUTH
AUCTION**

SouthAuction.com



29± ACRES



91,000 SF

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SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-455-1861

We are excited to offer the old Glennville Elementary School for sale at auction. This is a rare opportunity to buy this size of building on acreage inside the city limits with all city services available. There are unlimited uses for this building. In its current state it would be perfect for a private school, day care, outreach program, offices or a call center. With some modifications it would be ideal for a nursing home, medical facility or even housing for seasonal workers. The site even has development potential to add onto the facility or to sell residential lots.

The facility itself is in excellent condition. The current owner has kept a full time attendant/maintenance person on site and has been very attentive to the grounds and building. The roof is a standing seam metal roof and is in very good condition.

With the condition of the building and the multitude of uses, this is an excellent opportunity for an investor or end user.

Please reach out to me for more information or for a personal tour of the facility.



Joe Lanier,
Auctioneer
912-531-7007
joe@southauctiongroup.com





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Visit SouthAuction.com for Auction Details & to Place Your Bid.



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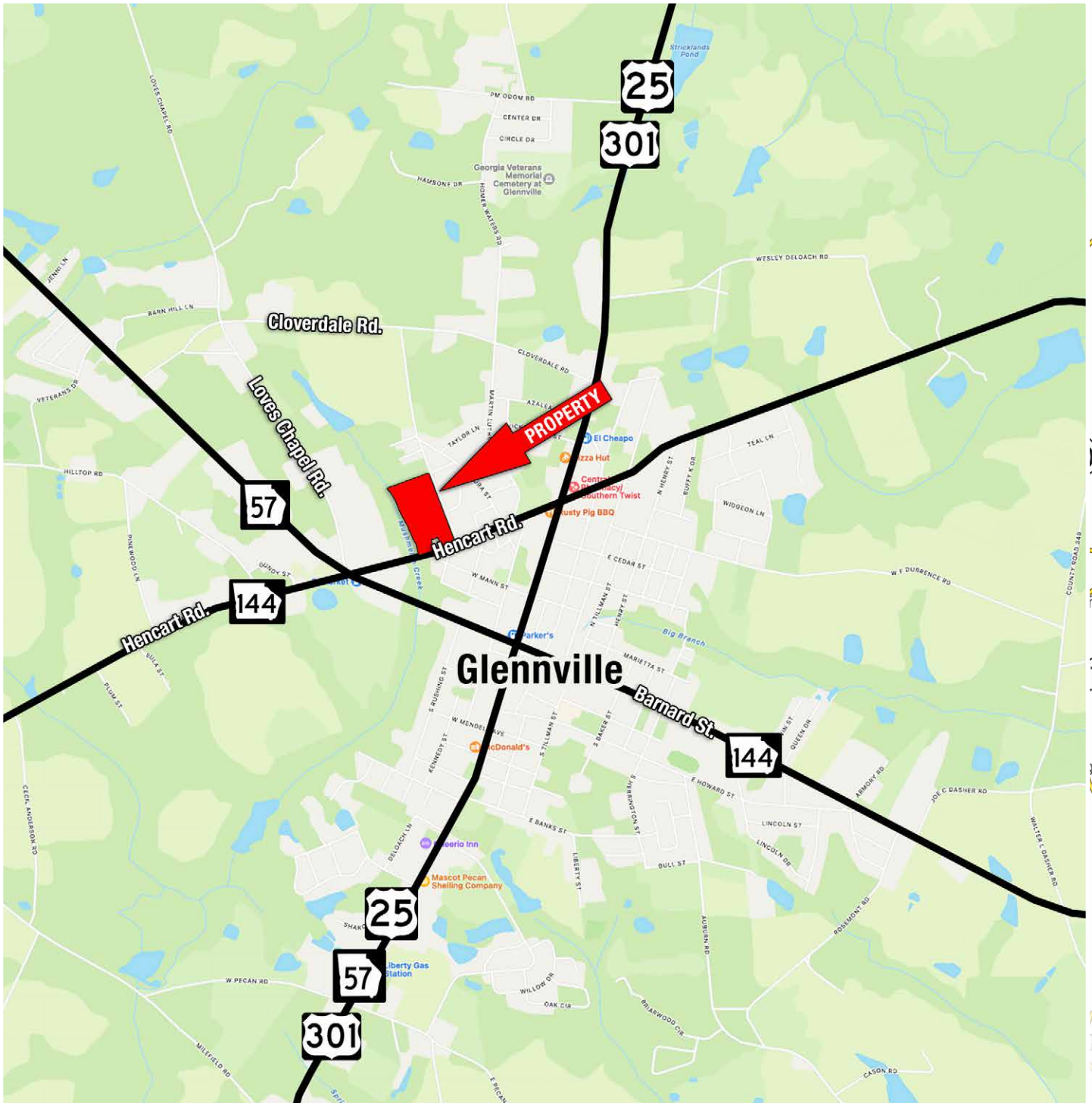


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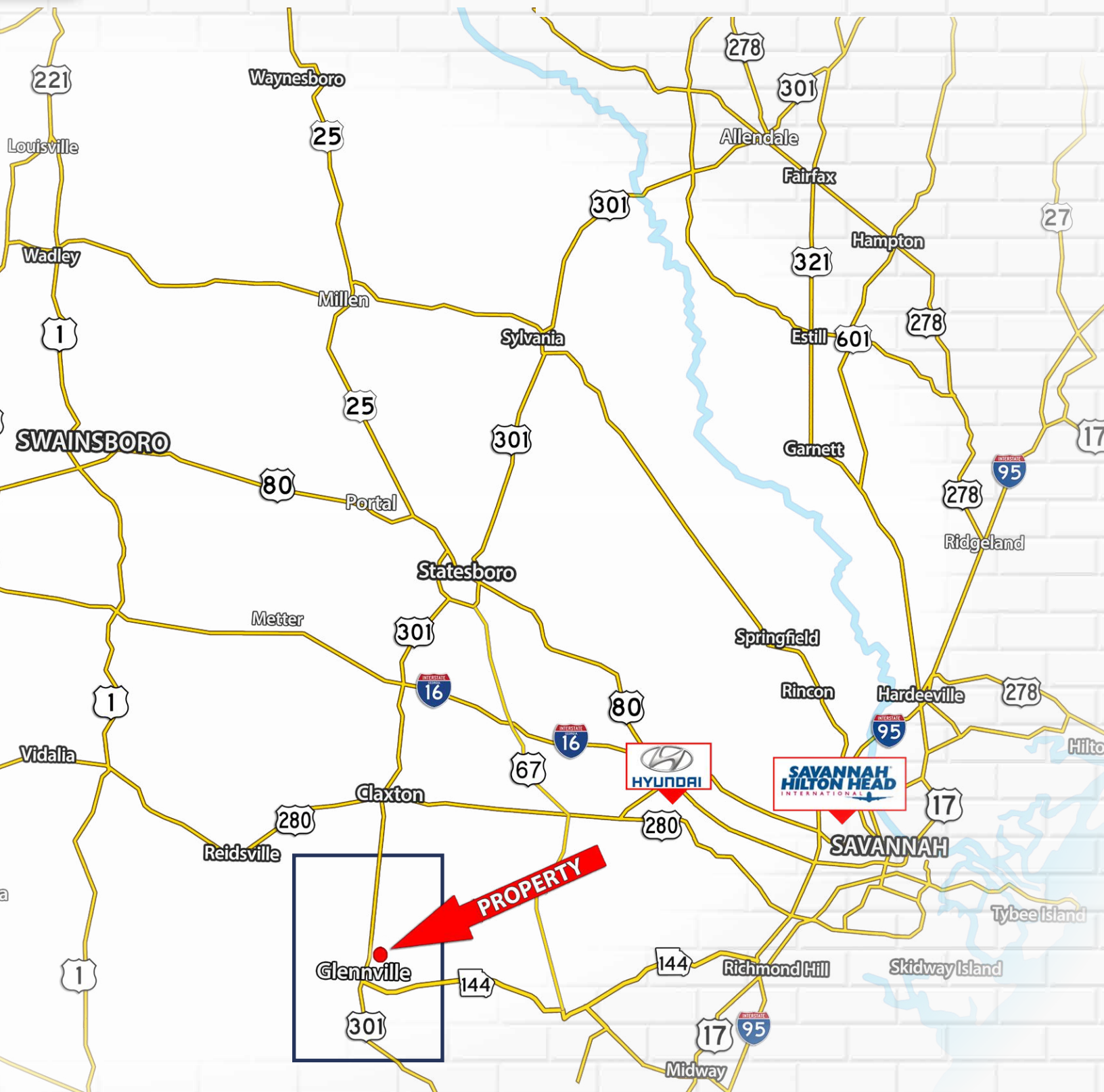
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LOCATION MAP



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PROPERTY AERIAL





IMPORTANT FACTS

- **Building is 91,900 Sq ft**
- **29.9 Acres**
- **Building is in excellent condition with no known maintenance issues**
- **Over 50 classrooms**
- **Entire school was renovated in 2013**
- **Original School built in 1955 is 5534 sq ft**
- **1991 addition included an additional 9701 sq ft and 72,404 sq ft**
- **1995 addition included an additional 4389 sq ft**
- **Gymnasium is 7588 sq ft**





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ZONING INFORMATION

Property is Zoned R2 residential which includes the R1A Section of the ordinance.

R-2

Sec. 62-262. - Use regulations.

A building in the R-2 district may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- (1) Any use permitted in the R-1C residential district, provided that the housing standards of section 62-264 are met.
- (2) Two-family dwelling units, provided that the housing standards of section 62-264 are met.
- (3) A manufactured home on an individual lot, provided that the housing standards of section 62-264 are met.
- (4) Signs when erected and maintained in accordance with article VI of this chapter.

(Res. No. 24-10, att., 9-19-2023)

Sec. 62-263. - Dimensional requirements.

Regulations as to area, yard, and height requirements for the R-2 district are outlined in Table 1 at the end of this article. (Res. No. 24-10, att., 9-19-2023)

Sec. 62-264. - Housing standards.

Dwelling units in the R-2 district shall comply with the following minimum standards:

- (1) The structure shall be of such size so that each dwelling unit shall be a minimum of 20 feet in width and a minimum of 40 feet in length.
- (2) The roof shall have a minimum two to 12 pitch and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass tiles, metal, slate or built-up gravel materials.
- (3) The exterior siding material shall consist of wood, masonry, concrete, stucco, Masonite, metal or vinyl lap, or other materials of like appearance.
- (4) The structure must be attached to a permanent foundation in accordance with the manufacturer's requirements and those of the building codes of the city.
- (5) The structure must not have any attached means of transporting, such as axles, wheels, pulling tongues or hitches.
- (6) The area beneath the structure shall be enclosed with a facing of brick, stucco, concrete, stone, metal, vinyl, wood or like materials approved by the building inspector or the city manager's designee.
- (7) Each exterior door must have compatible steps, porches or landings adjacent to the threshold, and these steps, porches or landings shall be constructed in accordance with the building codes of the city.
- (8) The structure shall be connected with an approved water source, sewage disposal system, and electrical service as required, inspected, and approved by the city.
- (9) The structure shall be oriented on the lot so that its front faces a street and is similarly oriented as adjacent structures.
- (10) In addition to the above standards, the structure must be of such like size, materials and general appearance as to be compatible and harmonious with adjacent structures and the neighborhood.

(Res. No. 24-10, att., 9-19-2023)

FOR ZONING QUESTIONS

Contact Billy Conley
with the city of Glennville
912-654-2461 or
co@glennvillega.gov

MINIMUM LOT SIZE								
District	Total Area in Square Feet	Square Feet Per Family	Lot Width in Feet**	Minimum Front Yard Setback (Ft)	Minimum Side Yard Width (Ft)	Minimum Rear Yard Depth (Ft)	Max. Height (Ft)	Max. Lot Coverage Percentage
R-1A*	21,780(0.5ac)	21,780	100	35	15	30	35	20
R-1B*	15,000	15,000	75	30	10	25	35	25
R-1C*	10,000	8,000	60	25	10	20	35	30
R-2*	8,000	4,000	50	25	10	20	35	30

* See appropriate section for special exceptions.





ZONING INFORMATION

R-1A

Sec. 62-212. - Use regulations.

A building in the R-1A district may be erected, altered, used or occupied for any of the following purposes and no other:

- (1) Single-family detached dwelling units, excluding manufactured or mobile homes, provided that the housing standards of section 62-214 are met.
- (2) Nursery, greenhouse, and non-commercial recreational use including tot lots, playgrounds and ball fields.
- (3) Educational and philanthropic use, excluding correctional or penal institutions.
- (4) Hospitals.
- (5) Churches, provided that:
 - a.They are located on a major or collector street.
 - b.The buildings are placed not less than 50 feet from any property line.
 - c.There is a planted buffer strip at least ten feet wide along the side and rear property lines.
- (6) Public utility facility if essential for the service to the zoning district in which it is proposed to be located, provided that:
 - a.The structures are placed not less than 50 feet from any property line.
 - b.No vehicles or equipment are stored on the premises.
 - c.There is a planted buffer strip at least ten feet wide.
 - d.City-owned lift stations and well houses shall not be subject to setback limitations.
- (7) A cemetery, provided that the parcel devoted to such purpose shall contain not less than ten acres.
- (8) Municipal, county, state or federal use, excluding sanitary landfills and storage yards.
- (9) Nursery schools, day nurseries and child care centers (not including dormitories); provided, however, that for each child cared for, there shall be provided and maintained a minimum of 150 square feet of outdoor play area. Such play space shall have a total minimum area of not less than 5,000 square feet and shall be screened from any adjoining lot in any residential district.
- (10) Accessory uses on the same lot with and customarily incidental to any permitted use.
- (11) Home occupations as defined herein and described in section 62-147, but including a beauty parlor or barber shop limited to only one chair.
- (12) Church bulletin boards not exceeding 12 square feet in area.
- (13) Agriculture, but not including the commercial raising of livestock or poultry.
- (14) Signs when erected and maintained in accordance with article VI of this chapter.
- (15) Temporary placement of a manufactured or mobile home, including a single-wide, when authorized as a special exception for a disaster-related hardship by the planning commission and the city council in accordance with division 2, article II of this chapter, and provided that the following conditions are also met:
 - a. A special exception may be granted to allow temporary placement of a manufactured or mobile home in the event a natural disaster, such as fire, wind or flooding, does such damage to an existing home that it is rendered uninhabitable for a period of time.
 - b. The special exception would only be for the period of time to allow the property owner to restore the dwelling to a livable condition or make other arrangements.
 - c. In no event, may the period of time allowed for the special exception exceed three years, or restoration of the original dwelling, whichever comes first.
 - d. The manufactured or mobile home allowed as a temporary placement under the special exception shall be removed no later than three months after expiration of the special exception as determined above.
 - e. The manufactured or mobile home allowed as a temporary placement as a special exception may only be occupied by the property owner.
 - f. Mobility of the manufactured or mobile home shall be maintained.
 - g. This special exception shall not apply to new construction on an empty lot.

(Res. No. 24-10, att., 9-19-2023)



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LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being in the 1432nd G.M. District of Tattall County, Georgia, in the City of Glennville, containing 29.38 acres, more or less, and bounded, now or formerly, as follows: Northeast by Sylvester Ashford Drive and Holdings United, LLC; Southeast by West Hencart Road and lands of Holdings United, LLC; and Southwest by lands of Tattall County School District; and Northwest by Wayne Durrence, lands of Audrey Coley, lands Bridgett Alexander Davis, Kimberly Jones, Stacy Scott Stringer and Kimberly Scott Jones.

Said property is further identified by the Tattall County Tax Assessor's Office as Map and Parcel 099 078 and further known as 525 Sylvester Ashford Drive, Glennville, Georgia.

This is the property upon which Glennville Elementary School was situated.





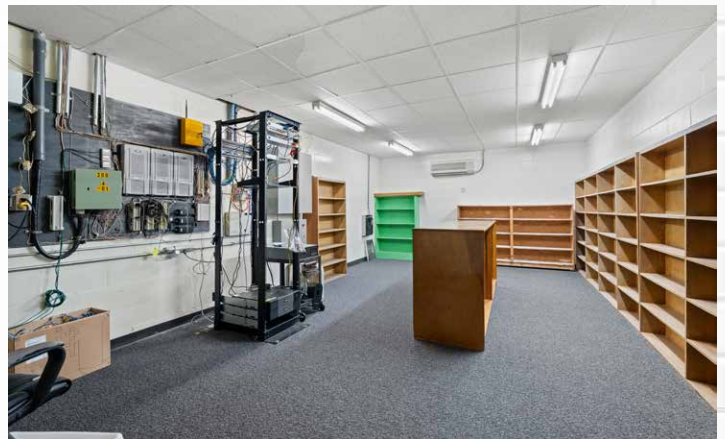
FACILITY USE MAP

- A** - Cafeteria
- B** - Offices
- C** - Media Center
- D** - Hall 1/11 Classrooms & 6 Misc. Rooms
- E** - Hall 2/19 Classrooms
- F** - Hall 3/19 Classrooms
- G** - Gymnasium
- H** - Special Education 4 Classrooms
- I** - Baseball Field
- J** - Modular Units





PROPERTY PHOTOS





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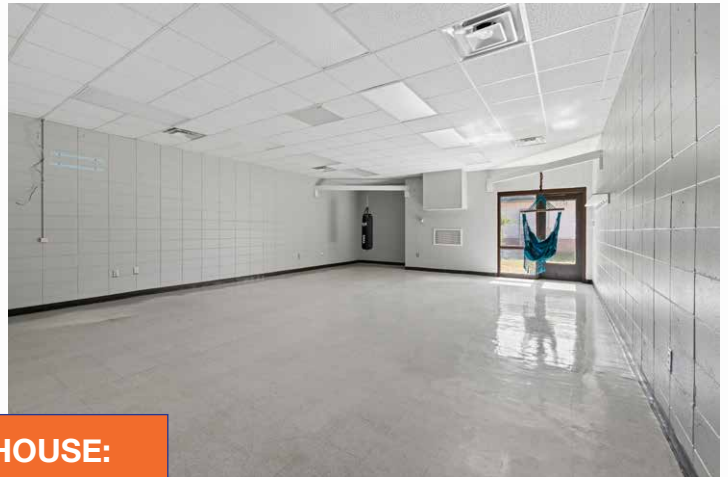
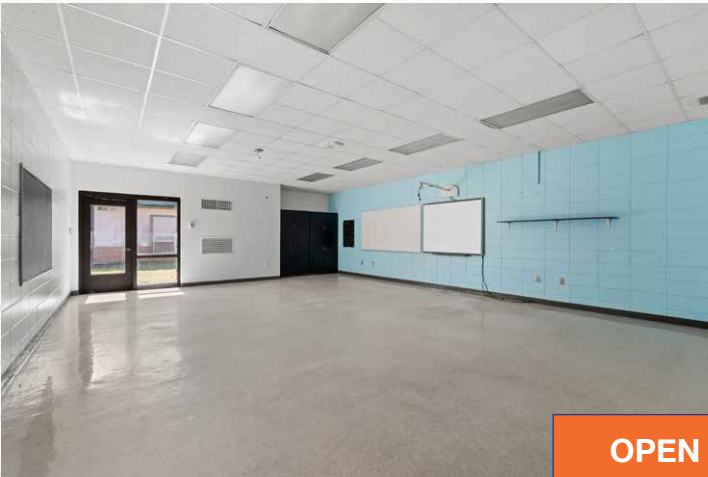


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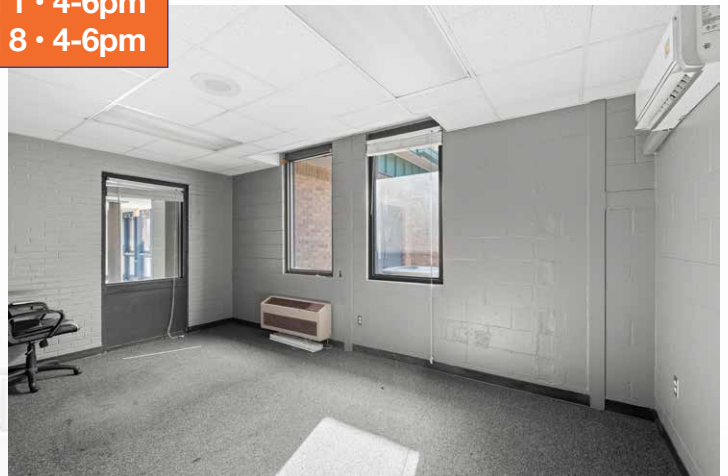
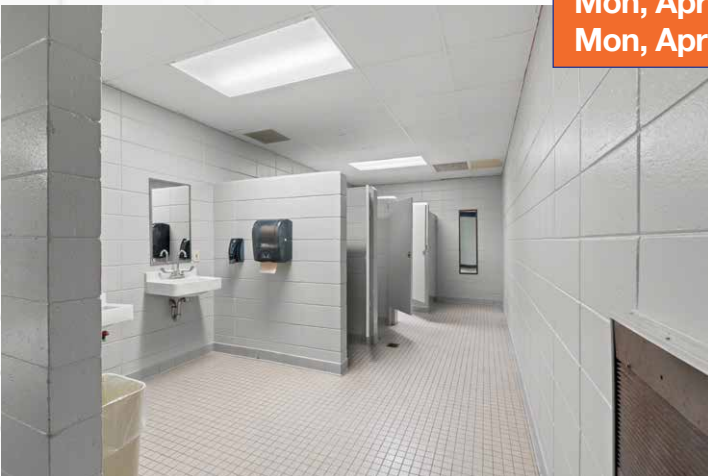
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