



ZONING ADMINISTRATION REPORT

1075 E Hiawatha St, Ste A
Metter GA 30439

(912) 685-2835
www.metter-candlercounty.com

CHANGE IN ZONING DESIGNATION FROM: Agriculture (AG3) to Neighborhood Commercial (NC)
PARCEL NUMBER: 037 048 001
ADDRESS OF PARCEL: 75 Crabby Ln, Metter, Georgia 30439

APPLICANT:	One Stop Liquor & Wine
OWNER (S):	Wells, Anthony & Wells, Tamra
LAND AREA:	0.74 Acres
PARCEL NUMBER:	037 048 001
BOC DISTRICT:	District 3 - Ross
REQUEST:	1. Change in Zoning Designation from Agriculture (AG3) to Neighborhood Commercial (NC) 2. Request for variance to Section 403. Dimensional Requirements by District, Development Standards – reduction in required minimum setbacks for front yard, side yard and rear yard
DATE REQUESTED:	November 13, 2024
APPLICATION NUMBER:	Candler-2025-1

I. INTRODUCTION

Anthony & Tamra Wells, d/b/a One Stop Liquor & Wine, are applying for two actions from the Planning & Zoning Board. The primary request is a rezoning of parcel 037 048 001, which is .74 acres on the corner of Crabby Ln and Fortner Rd from AG3 to Neighborhood Commercial. The applicant intends to construct a 7,200 sq.ft. retail building on site with two bays: one for a liquor store operation (One Stop) and one for lease.

II. BACKGROUND

The existing parcel was contained within parcel 037 048 which is the site of Bevricks Char House Grille. The parcel is adjacent to the main building site and across Crabby Ln. The parcel has been used for tractor trailer parking in the past. According to Candler County Assessor records, the 0.74 acres was sold to Anthony & Tamra Wells Investments, LLC in October 2024.

One Stop Liquor and Wine currently operates a liquor store with a drive through facility on GA Hwy 46 E in part of the Dollar Tree building. They intend to move the operation to the subject site upon approval and completion of construction.

III. DESCRIPTION OF SITE/AREA

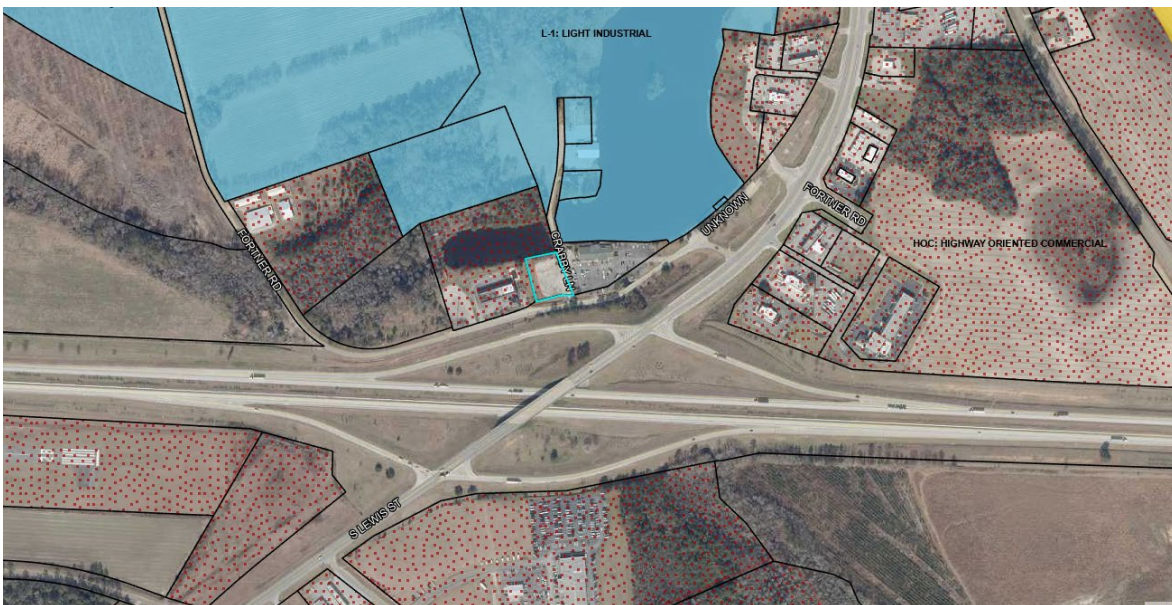
The subject site is 0.74 acres located as an island of unincorporated area inside the city limits of Metter, GA. The immediate adjacent parcels are an operating motel and buffet/family restaurant. The property is located at the corner of Crabby Ln, a privately owned road, and Fortner Rd. Directly south of the parcel is the on-ramp for I-16.

The surrounding area is generally commercial in nature and serves as the Metter/I-16 business district. According to information available the hotel parcel is zoned HOC (Highway Oriented Commercial) by the city of Metter. Generally, the area is zoned HOC or LI (Light Industrial) by the city. The adjacent Bevrick’s parcel is zoned AG3 due to the blanket zoning adoption of Candler County.

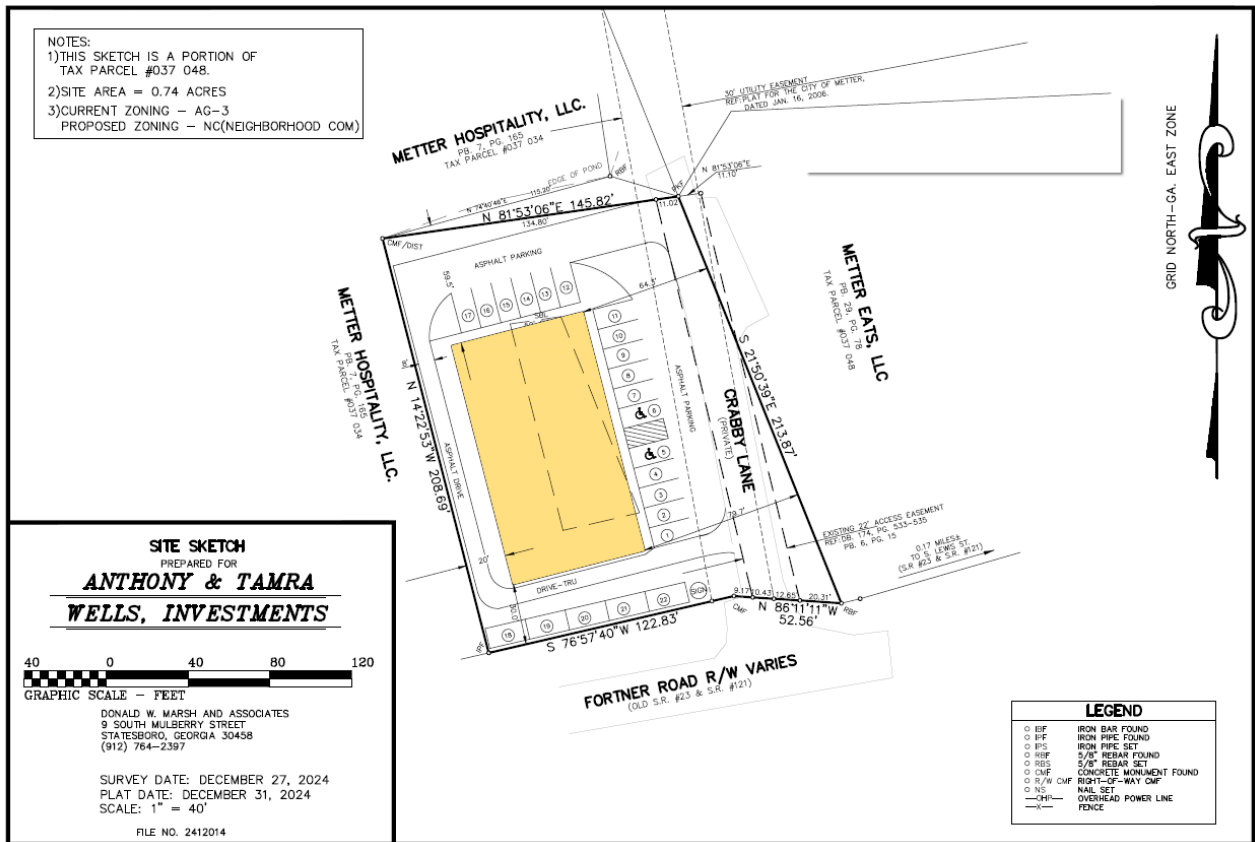
The site is graded and level with minimal vegetation and currently has 80-90% coverage in dirt/gravel parking facility. Drainage is managed through ditch culverts and significant pond structures which are located directly north and to the east of the parcel.

Table 1. Adjacent Property Zoning & Land Use

Location	Zoning	Existing Land Use	Future Land Use
Site	AG-3	Parking	Retail (proposed)
North Parcel	HOC	Motel	Motel
South Parcel	None	I-16 ROW	I-16 ROW
East Parcel	AG-3	Restaurant	Restaurant/Commercial
West Parcel	HOC	Motel	Motel



Proposed site plan, dimensional requirements and variance request.



Proposed site plan

The proposed site plan will orient the front of the building toward Crabby Ln (private ln) with general access (non-curbed) to the parking lot/spots. The drive through area will wrap around the building from the north with window access on the south side of the building (facing Fortner).



Example of proposed building façade.

The subject property and design do not meet the minimum design standards of the Candler County Zoning Ordinance (pg. 42). For Neighborhood Commercial (NC) the ordinance requires:

1. Lot Width: minimum lot width of 100' (meets standard),
2. Front Setback: minimum front set back of 75' (does not meet standard; 64.3' @ NE corner of building to property line, less to ROW),
3. Side Setback: minimum of 50' (does not meet standard (30' south side)
4. Rear Setback: minimum of 50' (does not meet standard (20' rear set back to building) – drive thru lane
5. Street Frontage: minimum of 60' (meets standard)

The applicant is requesting a variance to the site requirement deficiencies listed above. They assert that the minimum lot size requirement for NC (1/2 acre) does not support the minimum dimensional requirements to allow for an economically feasible retail structure.

Candler County Zoning Ordinance, Section 403, Dimensional Requirements

Section 403. Dimensional Requirements by District

Table 3. Table of Dimensional Requirements

DEVELOPMENT STANDARDS									
Within the various zoning districts as indicated on the "Official Zoning Map of Candler County, Georgia", no building or structure, excluding all signs, shall be constructed or erected except as indicated in the following schedule:									
District	Minimum heated Floor Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Size	Minimum Lot Width (Feet)	Minimum Setback (Feet, measured from property line)					Minimum Street Frontage (Feet)
				Front Yard			Side Yard	Rear Yard	
				Arterial	Collector	Local			
AG-3	250	Three (3) acres	200	50	50	40	10	10	60
R-1	250	One (1) acre	150	40	40	40	10	10	30
R-22	250	22,000 Sq. Ft.	100	40	40	40	10	10	30
MR	600	Three (3) acres	125	50	50	40	10	10	60
MHP	250	Five (5) acres	100	40	40	40	10	10	30
NC	N/A	Half (0.5) acre	100	75	75	75	50	50	60
GC	N/A	One (1) acre	100	75	75	75	50	50	60
LI	N/A	One (1) acre	210	75	75	75	50	50	60
HI	N/A	One (1) acre	210	75	75	75	50	50	60

City of Metter, Permissible Use & Dimensional Requirements

If we assume that the subject parcel, as it is surrounded entirely by the jurisdiction of the City of Metter would be zoned consistently with the surrounds, the apparent zoning district would be Highway Oriented Commercial (HOC). HOC designates on premises alcohol sales as a permissible use. Per the Metter’s zoning ordinance HOC has the following dimensional requirements:

Lot Area (Sq Ft):	15,000	Meets Requirement
Lot Width:	100’	Meets Requirement
Front Yard Setback	40’	Does not Meet*
Side Yards:	25’	Meets Requirement
Rear Yards:	25’	Does not Meet
Total Building Coverage (%):	30%	Meets Requirement

* Site plan does not identify setback distance from Crabby Ln to building front; however, a visual inspection of the site plan indicates that the distance from the Crabby Ln ROW to the building front will be less than required.

IV. COMPREHENSIVE PLAN *(Refer to future land use map)*

The Candler County joint comprehensive plan (2022-2027), addresses general land use goals on page 84 and states, “Candler County...seek *(sic)* future growth and development

respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and existing high quality of life. It desires balanced growth patterns which maintain and keep viable existing agricultural, forestry and conservation uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complimentary of existing uses and scale of development.”

The plan identifies a number of land use goals:

1. Address Growth Management/Guide Compatible Development
2. Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life
3. Encourage Infill Development
4. Improve Community Appearance/Aesthetics
5. Seek Compatible Development/Utilization
6. Utilize Infrastructure to Guide Growth/Development
7. Protection of Local Property Values/Existing Open Space Land Uses

The existing joint comprehensive plan was completed prior to Candler County’s adoption of a zoning ordinance. The future land use map was created in the early 2000’s and has not been significantly modified during the modification and update process. During the zoning deliberation process, the Board of Commissioners elected to approve a single zone zoning map (AG3) which designated all parcels in unincorporated Candler County as agriculture.

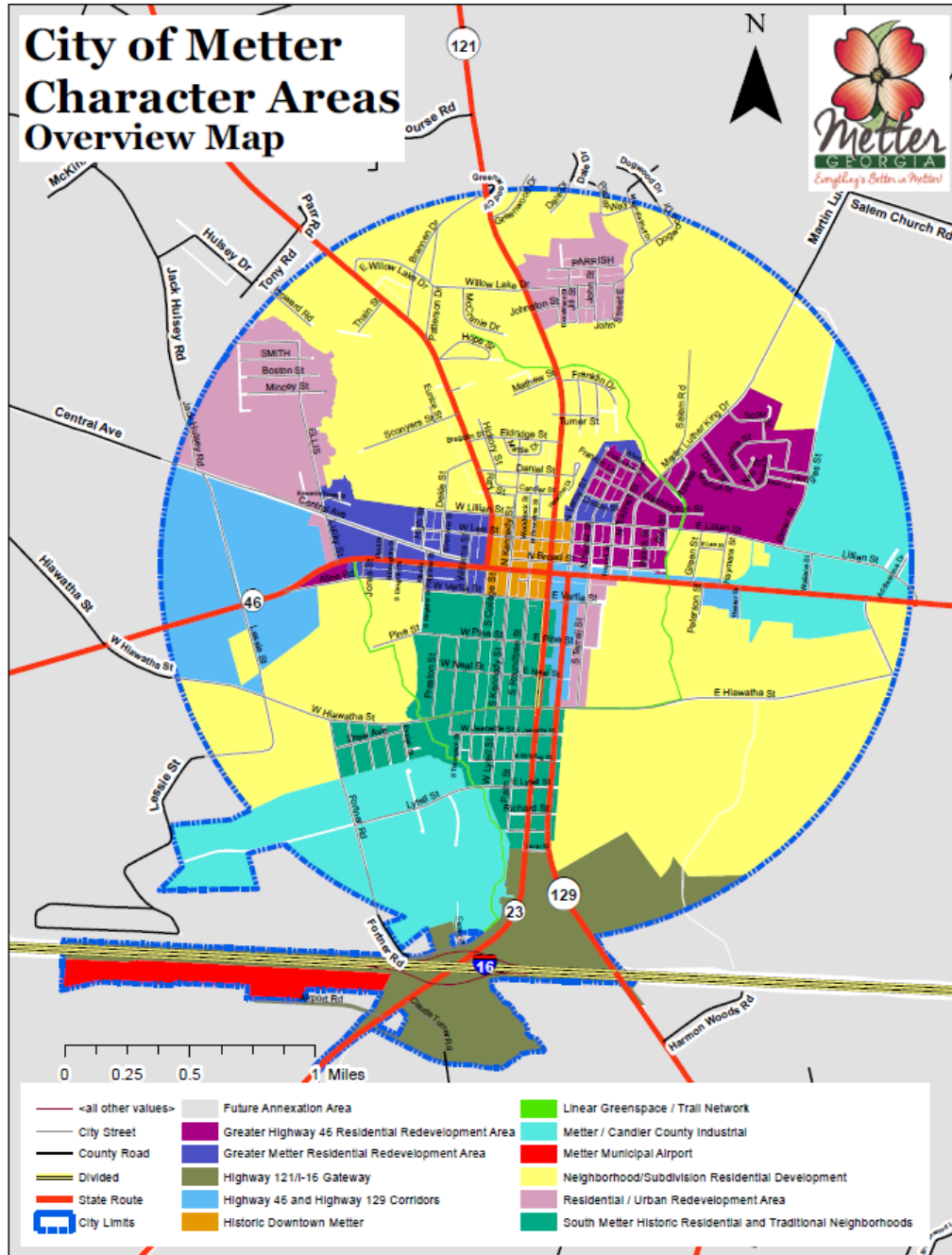
The Zoning Ordinance defines the **agriculture (AG-3) district** as follows:

The purpose of this district is to dedicate land for farming, dairying, forestry operations, and other agricultural activities. Residences, which may or may not be incidental to these activities, are also permitted. The requirements of this district are designed to protect land needed and used for agricultural pursuits from encroachment by untimely and unplanned residential, commercial, or industrial development, and to encourage the maintenance of a rural character until more intensive development is feasible. (Zoning Ordinance, pg. 32)

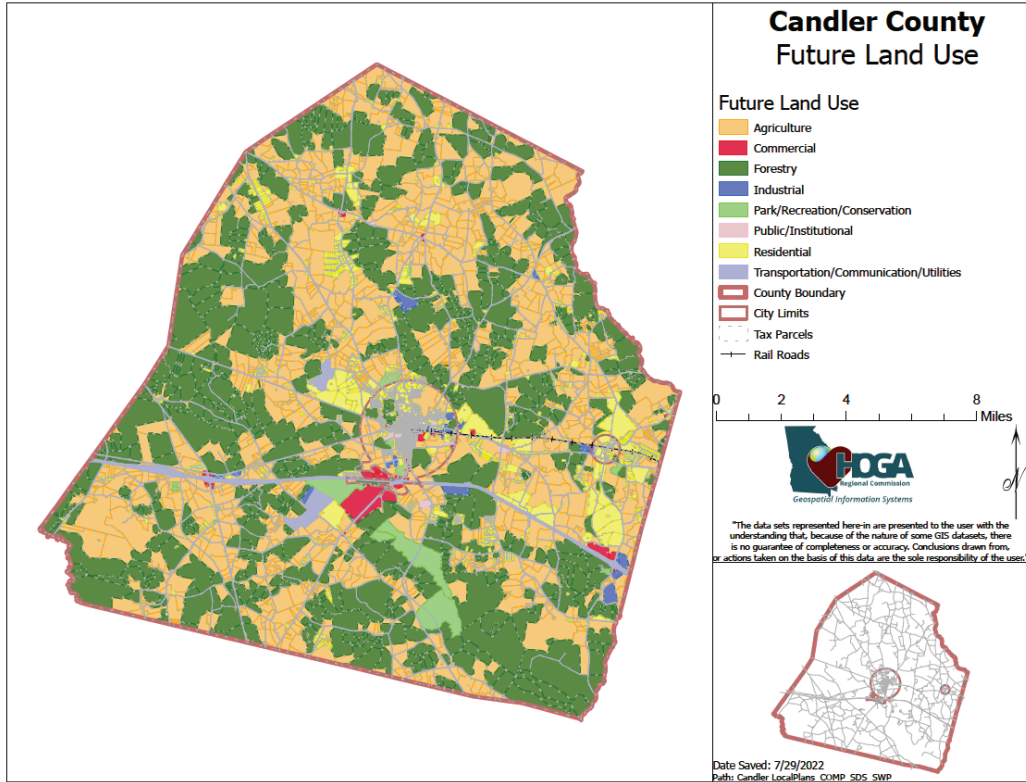
The Zoning Ordinance defines the **Neighborhood Commercial (NC) district** as follows:

The purpose of this district is to provide for an accommodate a variety of sales and services that are commonly needed by the Candler County citizens. (Zoning Ordinance, pg. 32)

The subject parcel is substantially located in and around the city of Metter business district; as such, we have included the adopted character map (below), for reference.



The City of Metter Character Areas map from the Joint Comprehensive Plan (2022) indicates that the subject area is contained within the Highway 121/I-16 Gateway character area of the City. Per the plan appropriate land uses for the area are identified as: (1) Commercial & Retail, (2) Transportation, (3) Park/recreation, (4) Public/institutional, (5) Planned mixed use. (2022: *Comprehensive Plan*, pg. 104)



The Candler County future land use map indicates that the subject parcel is within a zone designated for commercial use. (Red areas) The green area identified north of the subject appears to be the pond area and the industrial park pond areas.



V. ANALYSIS – ZONING AMENDMENT

The Candler County Zoning Ordinance, Section 805.4.1 Standards for the Official Zoning Map Amendments Decisions, lists the factors that should be considered by the Planning & Zoning Board when making a recommendation and the Board of Commissioners when

making a final determination in a zoning map amendment decision. These factors are utilized “in determining compatibility” of the requested use with adjacent properties, and the overall community character when considering a requested zoning map change:

a) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The proposed use, retail/liquor store, is consistent with general commercial zoning and development of the adjacent properties. Adjacent properties include a motel and restaurants. Access is provided by a public road; although the primary access point is a private lane owned (partially) by the subject property owners.

b) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed use does not appear to have adverse effects on the adjacent property.

c) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is currently zoned AG-3 due to the blanket, single zone, action taken in approval of the zoning ordinance. The current designation is not consistent with the existing areas or future proposed land uses of the property and a commercial zone designation appears to be more appropriate.

d) Will the proposed use cause an excessive or burdensome use of public facilities or services, including, but not limited to, streets, schools, EMS, Sheriff or fire protection?

The proposed use does not suggest a significant increase in use of government services or public safety.

e) Is the proposed use compatible with the purpose and intent of the Candler County Joint Comprehensive Plan?

Yes. The retail use of the property is consistent with the purpose and intent of the plan.

f) Will the proposed use be consistent with the purpose and intent of the proposed zoning district?

Yes.

g) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

Not applicable to this application.

- h) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

The proposed use appears to meet the requirements of the Candler County Alcoholic Beverage Ordinance with regard to distance and proximity requirements and location. The proposed use is anticipated to have limited impact on the general welfare or safety of the community.

VI. ANALYSIS – *VARIANCE REQUEST*

The Candler County Zoning Ordinance, Section 807 Variances, (2) Standards for Granting/Denying a Variance, lists the factors that should be considered by the Planning & Zoning Board when making a recommendation and the Board of Commissioners when making a final determination in a zoning map amendment decision. A variance may be granted in an individual case upon finding by the jurisdiction that all of the following conditions exist:

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; and,**

The subject parcel is pre-existing at the time of application and is irregular in shape to include a portion of the private lane which provides access to the site. On the north side the parcel is fronted by a pond, east side fronted by private rights of way and south side is fronted by public rights of way. Significant alteration of the parcel is unlikely. The building design could be reduced or modified to meet requirements; however, a reduction in retail space may impact economic feasibility of the subject site.

- b) The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

Application of the minimum dimensional requirements for NC on a lot of similar size and shape as the subject appears to reduce economic feasibility of the site.

- c) Such conditions are peculiar to the particular piece of property involved; and,**

In part, yes. The site is bounded by rights of way and ponds and can not be expanded to allow for minimum dimensional requirements. As noted above, the proposed retail space could be modified; however, that may impact economic viability.

- d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of these regulations, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,**

Unable to be determined. It is difficult to determine the impact of permitting the narrow corridor drive through access (rear setback). The site plan does not call for specific access points along the Crabby Ln frontage which may create a detrimental traffic pattern for cross traffic; however, the private lane has limited traffic patterns outside of customary dining hours.

- e) A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed; and,**

Undetermined. It is likely that the city of Metter has provided ordinance relief to similar conditioned sites within the zone or city limits. The county has no sites/parcels within the city commercial district from which to draw precedent.

- f) Provided the jurisdiction may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood; and provided, that wherever the jurisdiction shall find, in the case of any permit granted pursuant to the provisions of these regulations that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the jurisdiction shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.**

VII. STAFF COMMENT

- Staff has some concern about the rear setback and drive thru access. Typically, the site and building location would not provide sufficient area for a drive thru and turn radius. However, limited drive thru areas consistent with the request have been permitted by the City of Metter (Papa Bucks, Jomax) in the past.
- Staff has some concern about the access traffic pattern along Crabby Ln and the impact backing in and out may have on thru traffic due to limited parking lot space. The mitigation to this is the limited use of Crabby Ln, which is a private roadway.
- Staff believes the change of zoning is consistent with the surrounding area and zones within the Metter city limits; which are adjacent to the property.
- Staff believes that the applicant has a valid request for a variance due to the economic feasibility of the structure vs. the required setbacks; however, caution should be used as a precedent for future variances may be established.

VIII. EXHIBITS



Candler County Board of Commissioners
Building Permit Application

Date: 11-12-24
Applicant Name: Anthony + Tamra Wells Investment
Applicant Mailing Address: 37714 Ga. Hwy 23 N, Metter, GA
Email Address: tamra@snpusa.com
Phone #: 912-690-0175

911 Address of Construction: 75 Crabby Ln, Metter, GA 30439
Parcel No: 037-048-001

General/Contractor: William Bird State License No.

Electrical Contractor: Adam Lovette State License No.

Project Type: [X] New [] Mobile Home
[] Renovation/Alteration [] Tiny Home
[] Sign [] Other

Type of Structure: [X] Commercial [] Residential [] Agricultural [] Mixed Use

Size of Structure: 7200 sq/ft (provide copy of plans/design)

Estimated Cost of Construction: \$ 684,000

Statement of Use of land/structure:
2-retail locations each 3600 sq ft
1- rental
1- One Stop Liquor + Wine

All applications shall include a detailed statement as to the proposed use of the building and/or land for which the permit is sought (Section 802; 5.1.2)

All applications shall include a detailed plat/drawing of the exact size, shape and location of the building or structure to be erected thereon with exact distances from said building or structure to property lines and street rights-of-way

I hereby attest that I am the owner or authorized agent of the owner of the referenced property and am authorized to make this application. I further attest, under penalty of perjury, that the statements made with regard to this application are true and correct.

Signature of Applicant: Tamra Wells Date: 11-12-24

BUILDING PERMITS EXPIRE 180 DAYS FROM THE DATE OF ISSUANCE



Candler County Board of Commissioners
Building Permit Application

OFFICE USE ONLY

Zone: AG-3 R-1 R-22 MR MHP NC GC LI HI

Is this use permitted: Yes No

Property Setback Requirements (Section 403 Zoning Ordinance):

Front: _____ ft. Side: _____ ft. Rear: _____ ft.

Comments:

Permits Obtained:

<input type="checkbox"/> Electrical	Fee Paid: \$ _____	Date Issued: _____
<input type="checkbox"/> Septic		Date Issued: _____
<input type="checkbox"/> Land Disturbance	Fee Paid: \$ _____	Date Issued: _____

Permit Issuance:

Date Issued:	_____	
Expiration Date:	_____	(180 days from issue)
Fees Collected:	_____	Date: _____
Renewal Date:	_____	Date: _____
Fees Collected:	_____	Date: _____

Date Permit Closed: _____

Final Inspection Date: _____

Comments:

Violations:



WALK-IN DRIVE-THRU
976 SE Broad Street
912-685-6759

To Whom it May Concern:

The intention of Anthony and Tamra Wells Investments is to build a new retail building on map/parcel #037 048 001. We would appreciate the commissioners considering our application to rezone this property from Agricultural to commercial for this purpose. Our intention is to have a 7600 square foot building that will house our liquor store currently located in the city limits of Metter @ 976 SE Broad Street and have space for another retail rental location.

If you have any questions or concerns, please don't hesitate to contact my husband Tony @ 912-687-3007 or myself @ 912-690-0175.

We appreciate your time and consideration in this matter.

Tamra Wells
Anthony and Tamra Wells Investments, LLC

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. LOANS	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER 8836-ANTHONY AND T			7. LOAN NUMBER 455090900	
	8. MORTGAGE INS CASE NUMBER				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "FOC" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER Anthony and Tamra Wells Investments, LLC 37714 North Highway 23 Metter, GA 30439	E. NAME AND ADDRESS OF SELLER Metter Eats, LLC 1056 Forner Road Metter, GA 30439	F. NAME AND ADDRESS OF LENDER Durden Banking Company, Inc. Post Office Box 160 Twin City, GA 30471
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G. PROPERTY LOCATION 0.739 Acres, Forner Road Metter, GA 30439 Candler County, Georgia	H. SETTLEMENT AGENT: 26-3675258 Carter Franklin, LLP PLACE OF SETTLEMENT 690 South Lewis Street Metter, GA 30439	I. SETTLEMENT DATE: October 9, 2024
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J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	97,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	2,111.75
104.	
105.	
Adjustments For Items Paid By Seller in advance	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	99,111.75
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	500.00
202. Principal Amount of New Loan(s)	82,450.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments For Items Unpaid By Seller	
210. City/Town Taxes to	
211. County Taxes 01/01/24 to 10/10/24	848.93
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	83,798.93
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	99,111.75
302. Less Amount Paid By/For Borrower (Line 220)	(83,798.93)
303. CASH (X FROM) (TO) BORROWER	15,312.82

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	97,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments For Items Paid By Seller in advance	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	97,000.00
600. REDUCTIONS IN AMOUNT DUE TO SELLER:	
601. Excess Deposit (See Instructions)	
602. Settlement Charges to Seller (Line 1400)	25.88
603. Existing loan(s) taken subject to	
604. Payoff of first Mortgage to Metter Bank	44,425.09
605. Payoff of second Mortgage	
606.	
607. (Deposit disb. as proceeds)	
608.	
609.	
Adjustments For Items Unpaid By Seller	
510. City/Town Taxes to	
511. County Taxes 01/01/24 to 10/10/24	848.93
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	45,299.90
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	97,000.00
602. Less Reductions Due Seller (Line 520)	(45,299.90)
603. CASH (X TO) (FROM) SELLER	51,700.10

The undersigned hereby acknowledge receipt of a completed copy of pages 1 & 2 of this statement & any attachments referred to herein.

Borrower Anthony and Tamra Wells Investments, LLC
 By: Anthony L. Wells (Seal)
 Anthony L. Wells as Member/Manager
 By: Tamra S. Wells (Seal)
 Tamra S. Wells as Member/Manager

Seller Metter Eats, LLC
 By: Timothy F. Coleman (Seal)
 Timothy F. Coleman as Sole Member/Manager



Online Payments - Property Taxes

Property Tax Search Results

[Back](#) [View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter:

Status: Any (3) ▾

Type: Any (3) ▾

Year: Any (3) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	5185	Real	METTER EATS LLC	1055 FORTNER RD	037 048 001	12/20/2024	\$0.00	\$1,097.91	
2023	4935	Real	METTER EATS LLC	1055 FORTNER RD	037 048 001	12/20/2023	\$1,097.91	\$0.00	Paid
2022	4924	Real	METTER EATS LLC	1055 FORTNER RD	037 048 001	12/31/2022	\$1,103.63	\$0.00	Paid

Results are limited to first 100 records. If your record is not found, go back and try a more specific search.

[Back](#) [View Cart \(0\)](#)

Translate

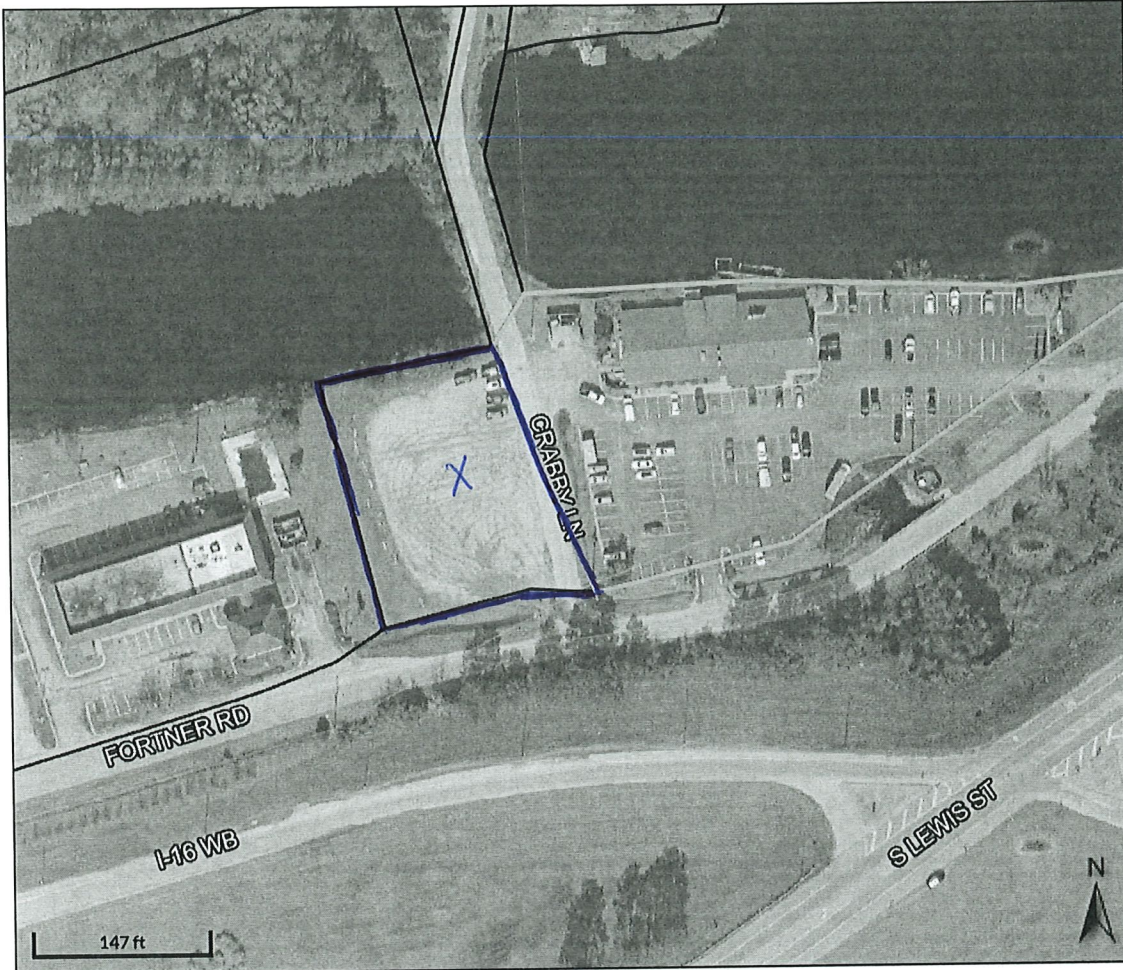
Candler County, Georgia

Board of Commissioners

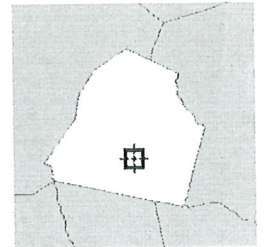
1075 E. Hiawatha St.,
Suite A
Metter, GA 30439
(O) 912-685-2835
(F) 912-685-4823

Tax Assessor

25 W. Daniel St.
Suite B
Metter, GA 30439



Overview



Legend

-  Parcels
-  Roads

Parcel ID 037 048
 Class Code Commercial
 Taxing District COUNTY
 Acres 1.75

Owner METTER EATS LLC
 970 SE BROAD ST
 METTER, GA 30439
 Physical Address 1055 FORTNER RD
 Assessed Value Value \$773835

Last 2 Sales			
Date	Price	Reason	Qual
10/9/2024	\$750000	FM	Q
11/22/2021	\$640000	FM	Q

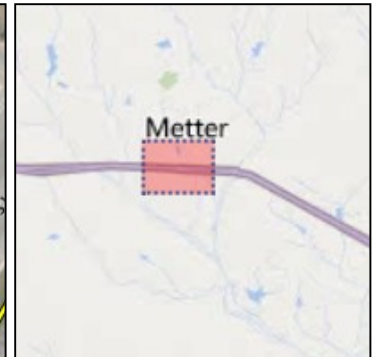
(Note: Not to be used on legal documents)

Date created: 11/12/2024
 Last Data Uploaded: 11/12/2024 6:16:42 AM

Developed by  SCHNEIDER
 GEOSPATIAL



Candler



Legend

City Boundaries

- County Boundary
- County Boundary

Address Points

- Candler Address Labels
- Candler Address Points

Tax Parcels Current Year

- Parcels scale 0 to 5000
- Parcels scale over 5000

Roads

- Interstates and US Routes
- Scale less than 5000
- Scale greater than 5000
- State and County Roads
- Scale less than 5000
- Scale greater than 5000
- Local Roads
- Unknown Roads

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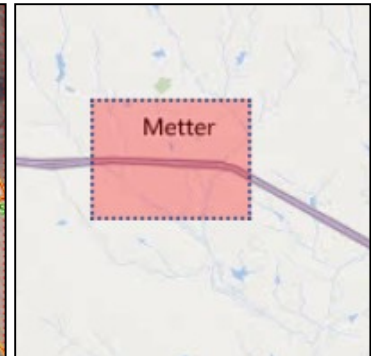
THIS MAP IS NOT TO BE USED FOR NAVIGATION



11 Feb, 2025



Candler



Legend

- City Boundaries
- County Boundaries
- City of Metter Zoning
 - Empty
 - Central Business District
 - Highway Oriented Commercial
 - Light Industrial
 - Limited Highway Oriented Commercial
 - Multi-Family Residential
 - Neighborhood/General Commercial
 - Public Works
 - Public, Health, and Education
 - Residential
 - Residential-Professional Offices
 - Single-Family Residential
 - Single-Family Manufactured/Modular Homes
 - Two-Family Residential
 - Two-Family with Commercial
- Address Points**
 - Candler Address Labels
 - Candler Address Points
- Tax Parcels Current Year**
 - Parcels scale 0 to 5000
 - Parcels scale over 5000
- Roads**
 - Interstates and US Routes
 - Scale less than 5000
 - Scale greater than 5000
 - State and County Roads
 - Scale less than 5000
 - Scale greater than 5000
 - Local Roads
 - Unknown Roads

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Candler County, GA

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Summary

Parcel Number 037 048
Location Address 1055 FORTNER RD
Legal Description 1.756 ACRES AND RESTAURANT
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 27.294
Acres 1.75
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

WEBB PROPERTY HOLDINGS LLC
1055 FORTNER ROAD
METTER, GA 30439

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	\$3.00 Per Sq Ft	Square Feet	76,491	0	0	1.75	0

Commercial Improvement Information

Description Restaurant-3
Value \$389,864
Actual Year Built 1988
Effective Year Built
Square Feet 7574
Wall Height 12
Wall Frames Bearing Wall
Exterior Wall Brick
Roof Cover Asphalt Shingles
Interior Walls 60% Sheetrock/Paneling
40% Painted Masonry
Floor Construction Reinforced Concrete
Floor Finish Quarry Tile
Ceiling Finish Acoustical Tile
Lighting 90% Standard F.F.
10% Incandescent Fix.
Heating Forced Air Furnace
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
WDF1 WOOD FENCE 4-6FT HIGH LF	2023	1x55 / 0	0	\$1,077
OP2 OPEN SCREEN PORCH	2023	10x12 / 0	0	\$5,130
RS3 PRE-FAB METAL WOOD UTILITY	2023	10x20 / 0	0	\$2,009
RS3 PRE-FAB METAL WOOD UTILITY	2023	12x20 / 0	0	\$2,411
FEE - LANDFILL	2023	1x1 / 1	1	\$0
FEE - EMERGENCY MED SERVICES	2021	1x1 / 1	1	\$0
PA1 ASPHALT PAVING 4-6 INCH	1900	217x300 / 0	1	\$143,871

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/9/2024	320 625	29 78	\$750,000	Personal Property in Sale-ALT	METTER EATS LLC	WEBB PROPERTY HOLDINGS LLC
11/22/2021	301 546	29 78	\$640,000	Fair Market Value-ALT	SRP PROPERTIES, LLC	METTER EATS LLC
3/28/2006	226 91	5 152	\$401,000	Personal Property in Sale-ALT	HOSPITALITY PROPERTIES	SRP PROPERTIES, LLC
4/1/1986	81 819	6 15	\$0	Quit Claim	BANKS, MAVIS B.	HOSPITALITY PROPERTIES
4/1/1986	81 817	6 15	\$0	Quit Claim	BANKS, MAVIS B	HOSPITALITY, PROPERT
4/26/1985	78 796	4 183	\$0	Fair Market Value-ALT	CARPENTER, SANDRA K	HOSPITALITY PROPERTIES
	23 545	5 152	\$0	Quit Claim		BANKS, MAVIS B

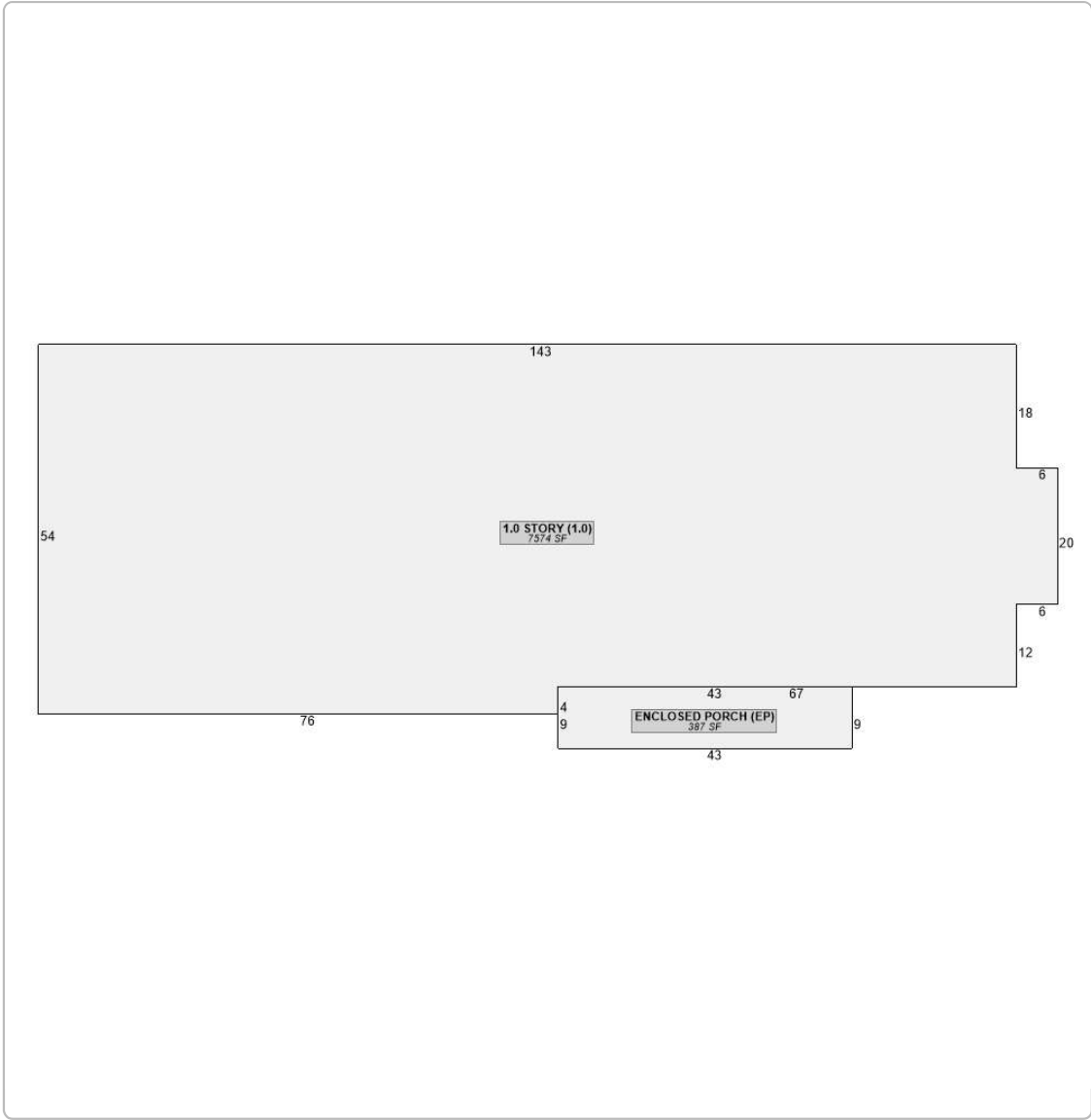
Valuation

	2024	2023	2022	2021
Previous Value	\$589,935	\$508,886	\$531,351	\$531,351
Land Value	\$229,473	\$229,473	\$229,473	\$225,947
+ Improvement Value	\$389,864	\$216,591	\$216,591	\$242,582
+ Accessory Value	\$154,498	\$143,871	\$62,822	\$62,822
= Current Value	\$773,835	\$589,935	\$508,886	\$531,351

Photos



Sketches



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

The Candler 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.

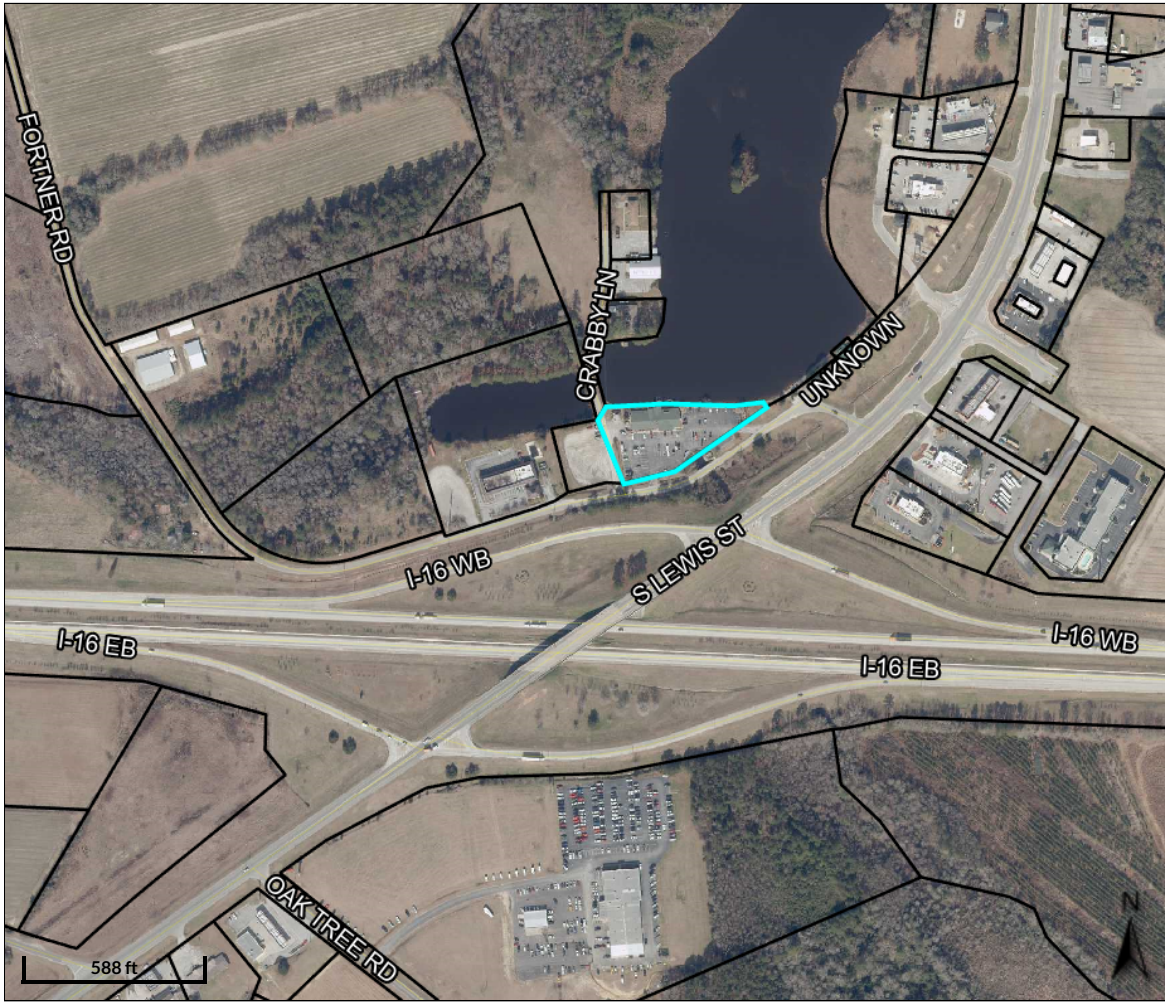
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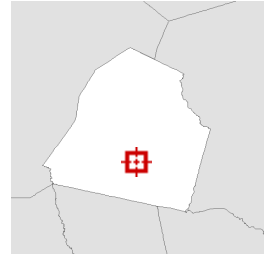
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Candler County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	037 048	Owner	WEBB PROPERTY HOLDINGS LLC	Last 2 Sales			
Class Code	Commercial		1055 FORTNER ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY		METTER, GA 30439	10/9/2024	\$750000	PP	U
Acres	1.75	Physical Address	1055 FORTNER RD	11/22/2021	\$640000	FM	Q
		Assessed Value	Value \$773835				

(Note: Not to be used on legal documents)

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Candler County, GA

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Summary

Parcel Number 037 034
Location Address 1035 FORTNER RD
Legal Description 6.17 ACRES AND AMERICA'S BEST VALUE INN
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District METTER (District 02)
Millage Rate 39.916
Acres 6.17
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

ZAR HOTELS LLC
 2703 WOODLAND BROOKS LANE SOUTHEAST
 ATLANTA, GA 30339

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	\$10000 Per Acre	Acres	138,085	0	0	3.17	0
Commercial	\$10000 Per Acre	Acres	130,680	0	0	3	0

Commercial Improvement Information

Description Motels-3
Value \$308,310
Actual Year Built 1986
Effective Year Built
Square Feet 16500
Wall Height 10
Wall Frames Bearing Wall
Exterior Wall 90% Concrete Block
 10% Stucco
Roof Cover Composition
Interior Walls Sheetrock
Floor Construction Concrete On Ground
Floor Finish 80% Carpet/Vinyl Tile
 20% Ceramic Tile
Ceiling Finish Sheetrock
Lighting 25% Standard F.F.
 75% Incandescent Fix.
Heating Forced Air Furnace
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FEE - LANDFILL	2023	1x1 / 1	1	\$0
FEE - EMERGENCY MED SERVICES	2023	1x1 / 1	1	\$0
SHIPPING CONTAINER	2016	8x40 / 1	0	\$1,000
YL1 YARD LIGHTING PER FIXTURE	2002	0x0 / 4	0	\$6,200
YL2 YARD LIGHT POLES 24'	2002	2x0 / 2	0	\$3,580
PA1 ASPHALT PAVING 4-6 INCH	2002	0x0 / 20000	0	\$17,680
RP3 PLASTIC LINER POOL	1986	20x40 / 0	1	\$5,957

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/11/2024	321 781	7 165	\$0	Quit Claim	METTER HOSPITALITY LLC	ZAR HOTELS LLC
12/11/2024	321 777	7 165	\$1,050,000	Personal Property in Sale-ALT	METTER HOSPITALITY, LLC	ZAR HOTELS LLC
12/18/2014	283 449	7 165	\$286,520	Personal Property in Sale-Non ALT	GREEN ASSETS LLC	METTER HOSPITALITY, LLC
11/4/2014	283 132	7 165	\$247,000	Tax Deed	PATY SIKES EX OFFICIO SHERIFF OF CANDLER	GREEN ASSETS LLC
5/16/2011	262 37	7 165	\$900,000	Personal Property in Sale-ALT	MONTGOMERY, BANK & TRUST	HITU, INC
10/5/2010	259 223	7 165	\$1,150,000	Foreclosure/Repoed	PATEL, MAHESH S	MONTGOMERY, BANK & TRUST
5/15/2002	188 343	7 165	\$1,198,941	Personal Property in Sale-ALT	PATEL, NARSINHBHAI J	PATEL, MAHESH S
3/28/1996	136 231	7 165	\$1,140,000	Personal Property in Sale-ALT	HOSPITALITY, PROPERT	PATEL, NARSINHBHAI J
4/1/1985	78 796	4 183	\$75,000	Land Market Sale-ALT	TRAPNELL, BARWICK	HOSPITALITY, PROPERT
1/1/1979	64 497		\$0	Quit Claim		TRAPNELL, BARWICK

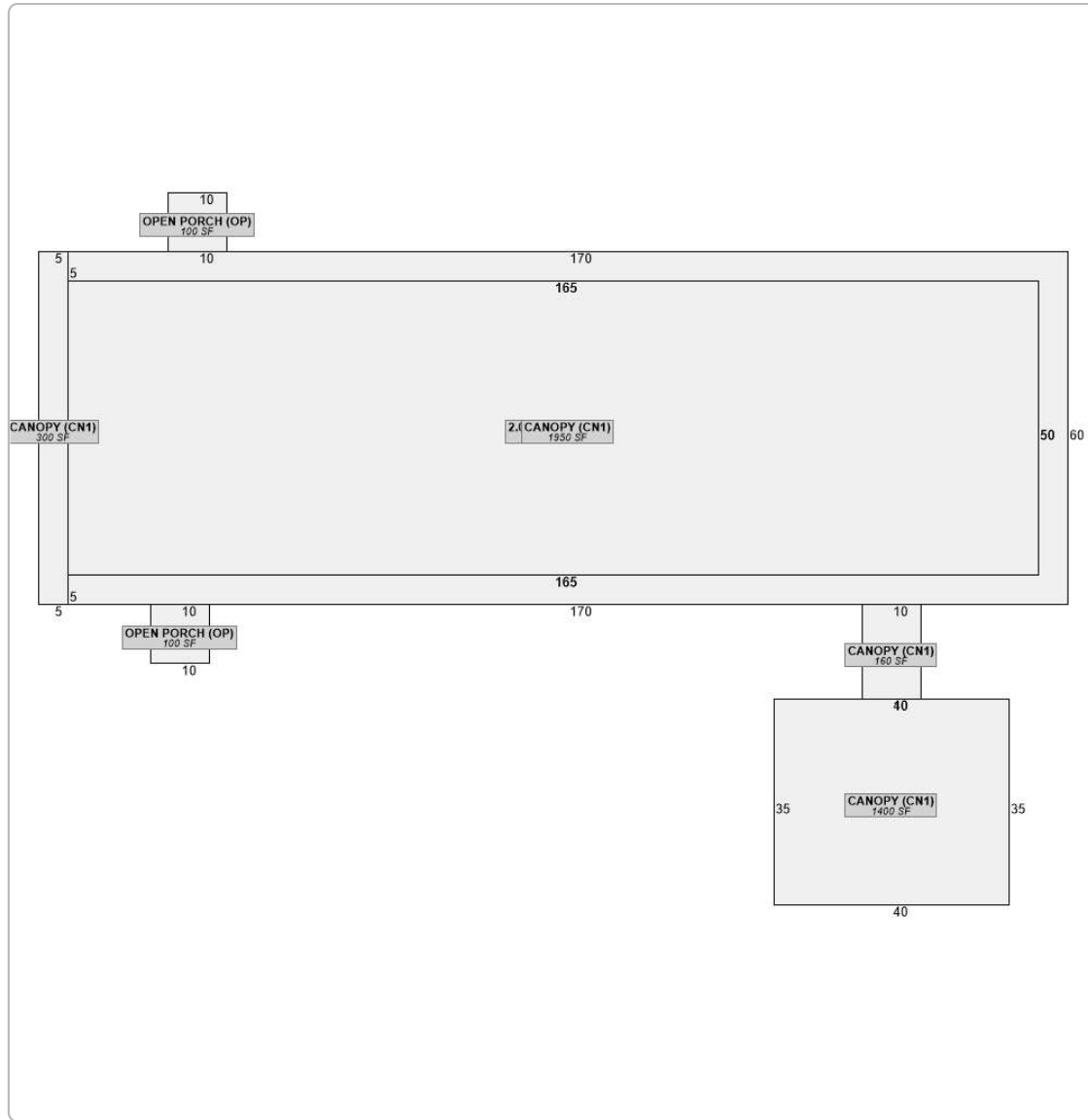
Valuation

	2024	2023	2022	2021
Previous Value	\$499,087	\$459,645	\$528,610	\$528,610
Land Value	\$61,700	\$61,700	\$61,700	\$61,700
+ Improvement Value	\$308,310	\$365,403	\$365,403	\$433,918
+ Accessory Value	\$34,417	\$71,984	\$32,542	\$32,992
= Current Value	\$404,427	\$499,087	\$459,645	\$528,610

Photos



Sketches



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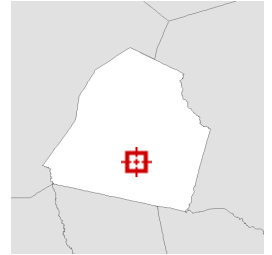
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Candler County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	037 034	Owner	ZAR HOTELS LLC	Last 2 Sales			
Class Code	Commercial		2703 WOODLAND BROOKS LANE	Date	Price	Reason	Qual
Taxing District	METTER		SOUTHEAST	12/11/2024	0	QC	U
Acres	6.17		ATLANTA, GA 30339	12/11/2024	\$1050000	PP	U
		Physical Address	1035 FORTNER RD				
		Assessed Value	Value \$404427				

(Note: Not to be used on legal documents)

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