

**A RESOLUTION BY  
THE GOVERNING AUTHORITY OF DEKALB COUNTY, GEORGIA,  
DECLARING THE PROPERTY LOCATED AT 4046 PARSONS DRIVE,  
CHAMBLEE, GEORGIA AS SURPLUS AND AUTHORIZING SALE TO AN  
ABUTTING PROPERTY OWNER**

**WHEREAS**, the Governing Authority of DeKalb County, Georgia has control over all property owned and used by the County and may, by order entered on its minutes, direct the disposal of any such property on behalf of the County; and

**WHEREAS**, in accordance with O.C.G.A. § 36-9-3, the governing authority of any county disposing of real property generally makes such sales to the highest responsible bidder, either by sealed bids or by auction after due notice has been given; and

**WHEREAS**, O.C.G.A. § 36-9-3(h) provides that a county governing authority is authorized to sell and convey parcels of small or narrow strips of land, so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision or other development ordinances or land use plans, or as streets, whether owned in fee or used by easement, to abutting property owners where such sales and conveyances facilitate the enjoyment of the highest and best use of the abutting owner's property without first submitting the sale or conveyance to the process of an auction or the solicitation of sealed bids; and

**WHEREAS**, O.C.G.A. § 36-9-3(h) further provides that each that each abutting property owner shall be notified of the availability of the property and shall have the opportunity to purchase said property under such terms and conditions as set out by ordinance; and

**WHEREAS**, the Code of DeKalb County, as revised 1988 (“DeKalb County Code”) provides for the disposition of county owned strips of land incapable of being used independently and DeKalb County Code Sec. 2-181 provides for the sale of such property to abutting landowners as long as the sale complies with the following requirements:

- (1) The planning director shall make a written determination that the real property to be conveyed is so small, narrow or shaped that it is incapable of being used independently given its zoning or provisions of applicable subdivision or other development ordinances or land use plans; and
- (2) The real property shall be surveyed by the county, and the county shall perform an appraisal to determine the fair market value of the property; and
- (3) The sale or conveyance complies with all applicable requirements of Georgia law including any requirements set forth in O.C.G.A. § 36-9-3, and as hereinafter may be amended; and
- (4) The planning director's written determination, the county's survey and appraisal shall be presented to the governing authority in an appropriate manner as authorized by state law, for a determination whether to authorize staff to proceed

to sell the property to the abutting property owners and to impose such conditions on the sale as desired by the governing authority; and

(5) If so authorized by the governing authority, each abutting property owner shall be notified in writing by the purchasing director of the availability of the property and shall have the opportunity to purchase said property under the terms and conditions imposed by the governing authority; and

(6) In the event the sale is authorized, the purchaser or purchasers shall pay no less than fair market value for the property and the fair market value shall be solely determined by the appraisal performed by the county; and

(7) In the event a sale occurs, the purchaser or purchasers shall reimburse the county for all due diligence costs incurred by the county in conducting such a sale of property, including but not limited to the county's attorney's fees, closing costs, survey costs and appraisal costs.

**WHEREAS**, DeKalb County owns the real property located at **4046 Parsons Drive, Chamblee, Georgia** and has complied with the requirements of DeKalb County Code Sec. 2-181 related to selling this property to an abutting property owner and the following are attached to this Resolution: (1) The Planning Director's written determination related to **4046 Parsons Drive** as Exhibit A, (2) The survey of **4046 Parsons Drive** as Exhibit B and (3) The appraisal performed to determine the fair market value of 4046 Parsons Road as Exhibit C.

**WHEREAS**, the Governing Authority of DeKalb County has determined that it is in the best interest of the public to declare the real property located at **4046 Parsons Drive, Chamblee, Georgia** as surplus and sell it to an abutting property owner pursuant to O.C.G.A. § 36-9-3(h) and DeKalb County Code Sec. 2-181.

**NOW, THEREFORE, BE IT RESOLVED**, by DeKalb County's Governing Authority as follows:

1. The County shall dispose of the Property as provided in O.C.G.A. § 36-9-3(h) and DeKalb County Code Sec. 2-181, and the purchasing director shall notify each abutting property owner in writing of the availability of the property and each abutting property owner shall have the opportunity to purchase said property.
2. In the event the sale is authorized, the purchaser or purchasers shall pay no less than fair market value for the property and the fair market value shall be solely determined by the appraisal performed by the county.
3. In the event a sale occurs, the purchaser or purchasers shall reimburse the county for all due diligence costs incurred by the county in conducting such a sale of property, including but not limited to the county's attorney's fees, closing costs, survey costs and appraisal costs.

4. Nothing herein shall be construed to deprive any person or other legal entity of any private rights to the Property which have been acquired according to any recorded plat or to affect any existing easements upon, over, across and under the Property for stormwater, water, sewer, utilities or other purposes, held by DeKalb County, or other persons or legal entities.
5. Provided further that the County hereby reserves for itself, its successors and assigns an easement upon, over, across and under the Property for the pipes, collection, direction, concentration, discharge, ponding or retention of rain waters, surface waters or other waters from the roads, streets, alleys, parks, lots, ditches, culverts, drains, lakes, rivers, streams, ponds and properties of DeKalb County, Georgia, or other properties devoted to a public use;
6. The Chief Executive Officer is authorized to execute all necessary documents.

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**STEVE R. BRADSHAW**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**MICHAEL L. THURMOND**  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

\_\_\_\_\_  
**BARBARA H. SANDERS-NORWOOD, CCC**  
County Clerk  
Board of Commissioners and  
Chief Executive Officer  
DeKalb County, Georgia

**APPROVED AS TO SUBSTANCE:**

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**STACY GREAR**

Director

Geographical Information System Department  
DeKalb County, Georgia

**APPROVED AS TO FORM:**

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**VIVIANE H. ERNSTES**

County Attorney

Law Department

DeKalb County, Georgia

# **Exhibit “A”**

## MEMORANDUM

**TO:** Stacy Grear  
Director - GIS

**FROM:** Andrew Baker, AICP Director  
Director – Planning & Sustainability

*AABaker*

**DATE:** May 12, 2021

**SUBJECT: Abandonment of Property Request – Planning Analysis  
4046 Parsons Drive – 18 334 01 082**

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The subject property, parcel 18-334-01-082 / 4046 Parsons Drive, according to the City of Chamblee the designated zoning is NR-1 (Neighborhood Residential 1). The small size of the property makes it unlikely to be developed as currently zoned unless combined with other larger parcels.

The combination of the subject property with adjacent lot is the best use of the constrained parcel and is consistent with O.C.G.A. § 36-9-3(h) Sec. 2-181. - Disposition of county owned strips of land incapable of being used independently. The proposed used for egress is appropriate provided all development regulations are met during the land development permit stage.

Feel free to contact me at (404)687-7154 if you have any questions.

cc: Cedric Hudson, Deputy Director - Planning

## **Exhibit “B”**





# **Exhibit “C”**



**Property Appraisal**  
Calvin C. Hicks, Jr., CAE, RES, GCA  
Chief Appraiser

**Board of Assessors**

Vivian R. Ingersoll, MA  
Chair  
Charlene Fang  
Vice-Chair  
Robert A. Burroughs, J.D.  
Assessor  
James D. Vernor, PhD., MAI  
Assessor

April 21, 2021

To: Christopher Bell, Real Estate Specialist, DeKalb County GIS Department

From: Brian Jennings, Deputy Chief Appraiser, Property Appraisal Department

Subject: Parcel 18 334 01 082, 4046 Parsons Dr.

Fair Market Value: \$7,500

The subject property is a 43,650 square foot, (1.0+ acre) unimproved lot. The parcel is landlocked and surrounded by approximately 20 residential homes. A typical lot for this area is .50+/- acres and is valued at \$70,000. The subject parcel has zero road frontage. The typical lot in this area has road frontage of 75'. The estimated appraised value for this vacant lot for tax year 2021 is \$7,500. The subject lot is deemed unbuildable based on the lot being landlocked and its unique shape, 50' x 874'. There are no other physical deficiencies to this parcel.

Sincerely,

Brian Jennings  
Deputy Chief Appraiser  
DeKalb County Property Appraisal  
Maloof Annex  
1300 Commerce Ave  
Decatur, Ga. 30030  
Phone: 404-371-2808  
Email: [bjjennings@dekalbcountyga.gov](mailto:bjjennings@dekalbcountyga.gov)