

Agenda Item

File ID: 2026-0121

Substitute

1/13/2026

Public Hearing: YES NO

Department: Chief Executive Office

SUBJECT:

Commission District(s): 1, 4 and 7

To Consider Declaring 12 County-Owned Vacant Properties as Surplus and Transfer of County Interest in the Parcels of Real Property to the City of Tucker

Information Contact: Zachary L. Williams, COO/Executive Assistant

Phone Number: 404-371-2881

PURPOSE:

To consider declaring 12 County-owned vacant real properties within the municipal limits of the City of Tucker as surplus and authorizing the conveyance of these parcels to the City of Tucker, reflecting revisions recommended by the OPS subcommittee, and to approve the conveyance of the identified parcels in accordance with the updated parcel list.

NEED/IMPACT:

This substitute agenda item reflects the removal of one parcel from the originally proposed list based on subcommittee review and recommendation. The remaining 12 parcels are non-essential to current or planned County operations and have been identified as surplus with limited to no use by the County and appropriate for transfer to the City of Tucker based on their location within municipal boundaries and alignment with the City's adopted land-use, service, and planning objectives.

Transferring these properties will enable the City to assume direct responsibility for their maintenance, management, future use, and long-term stewardship. This action supports improved service delivery, eliminates duplicative jurisdictional responsibilities, and promotes coordinated real-property management between the County and the City.

FISCAL IMPACT:

There is no negative fiscal impact to the County. The parcels do not generate revenue, are not part of any County operating program, and currently require periodic maintenance, monitoring, or administrative oversight. Conveyance to the City will reduce the County's long-term maintenance obligations and associated costs.

RECOMMENDATION:

Approve the Substitute Agenda Item declaring 12 County-owned parcels as surplus, approve the updated parcel list and summaries attached as Exhibit A, and authorize the Chief Executive Officer to execute all necessary documents to transfer said 12 vacant properties within the municipal boundaries of the City of Tucker from DeKalb County to the City of Tucker.

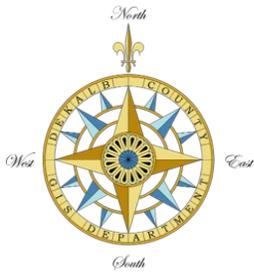
Exhibit "A"

CITY OF TUCKER SURPLUS PROPERTY TRANSFER REQUEST

#	ADDRESS	PARCEL ID	ACREAGE	DISTRICT	SUPER DISTRICT
1	1561 COOLEGE RD	18 143 03 019	0.04	4	7
2	5475 HUGH HOWELL RD	18 181 02 012	0.41	1	7
3	4414 ELMDALE DR	18 185 01 071	1.19	1	7
4	3844 ALLSBOROUGH DR	18 263 16 100	0.76	1	7
5	3636 BISHOP DR	18 166 04 005	0.29	4	7
6	5180 E. PONCE DE LEON AVE	18 140 01 066	2.96	4	7
7	5280 E. PONCE DE LEON AVE	18 140 01 067	0.29	4	7
8	5320 E. PONCE DE LEON AVE	18 139 05 030	0.19	4	7
9	5680 E. PONCE DE LEON AVE	18 138 02 019	0.29	4	7
10	5786 E. PONCE DE LEON AVE	18 138 02 020	2.54	4	7
11	5828 E. PONCE DE LEON AVE	18 124 02 005	0.56	4	7
12	5862 E. PONCE DE LEON AVE	18 124 02 006	0.43	4	7

Total Number of Properties: 12

Total Acreage: 9.95-Acres



DeKalb County Surplus Property Transfer to City of Tucker

Agenda Item 2026-0121 is proposing the transfer of 12 surplus parcels to the City of Tucker. These properties, acquired through various means between 1950 and 2017, are no longer required for County operations and are better suited for municipal management and future community development.

Prepared by:
GIS Department | Christopher Bell, Real Estate Specialist



Property Transfer Summary

12

Total Parcels

Properties proposed for transfer to Tucker

9.95

Total Acres

Combined acreage across all parcels

0.04 – 2.96

Parcel Size Range

Acreage range across all parcels

All 12 parcels are located entirely within the municipal limits of the City of Tucker and do not support current or planned County programmatic or service-related functions. The transfer to the City will enable more efficient local management, maintenance, and potential community enhancement projects aligned with Tucker's development goals.

5475 Hugh Howell Rd

Parcel Information

Parcel ID: 18 181 02 012

Acreage: 0.41 Acres

Acquisition: Tax Deed, August 1, 1995

Deed Reference: BK 8648 PG 744

Districts: 1 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity to make safety improvements to the roadway, or to benefit future trail extensions in the area. This aligns with Tucker's infrastructure and connectivity planning initiatives.

Surplus Justification

Not required for current or planned County operations. Long-term management and maintenance are more appropriately handled by the City, which has direct interest in local roadway safety and trail development.



4414 Elmdale Drive

Parcel Information

Parcel ID: 18 185 01 071

Acreage: 1.19 Acres

Acquisition: Tax Deed, September 1, 1981

Deed Reference: BK 4673 PG 317

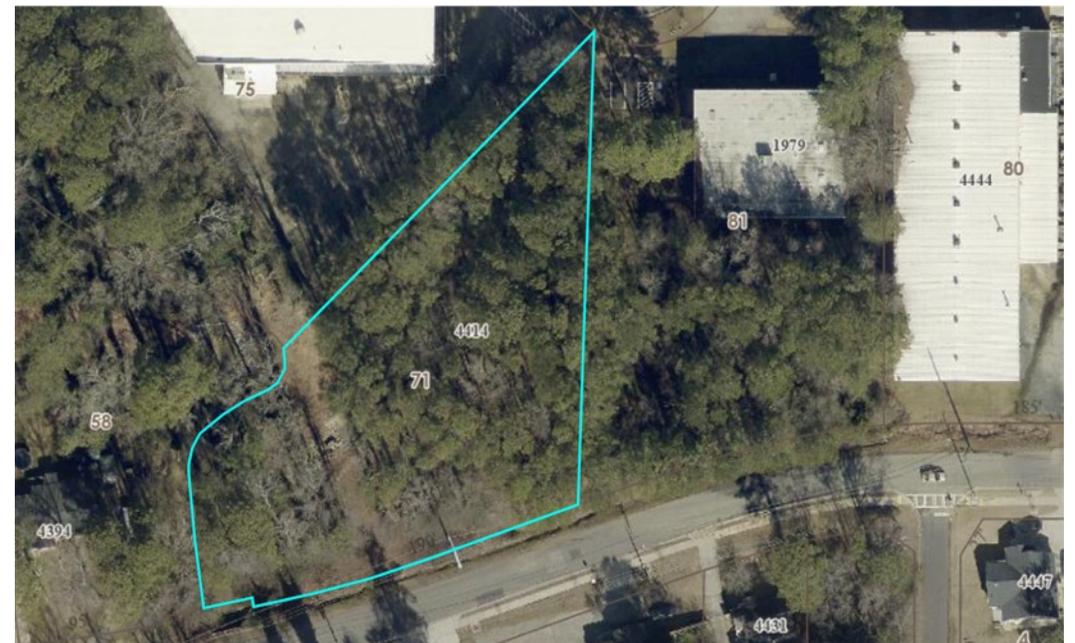
Districts: 1 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity to enhance maintenance of the property in support of the future South Fork Peachtree Creek Greenway trail. This represents a significant community amenity and recreational infrastructure investment.

Surplus Justification

The parcel does not support an independent County operational use and is more appropriately maintained as part of the City's stormwater and right-of-way system, particularly given its role in the broader greenway development strategy.



3844 Allsborough Drive

Parcel Information

Parcel ID: 18 263 16 100

Acreage: 0.76 Acres

Acquisition: Warranty Deed, Feb. 24, 2017

Deed Reference: BK 26108 PG 320

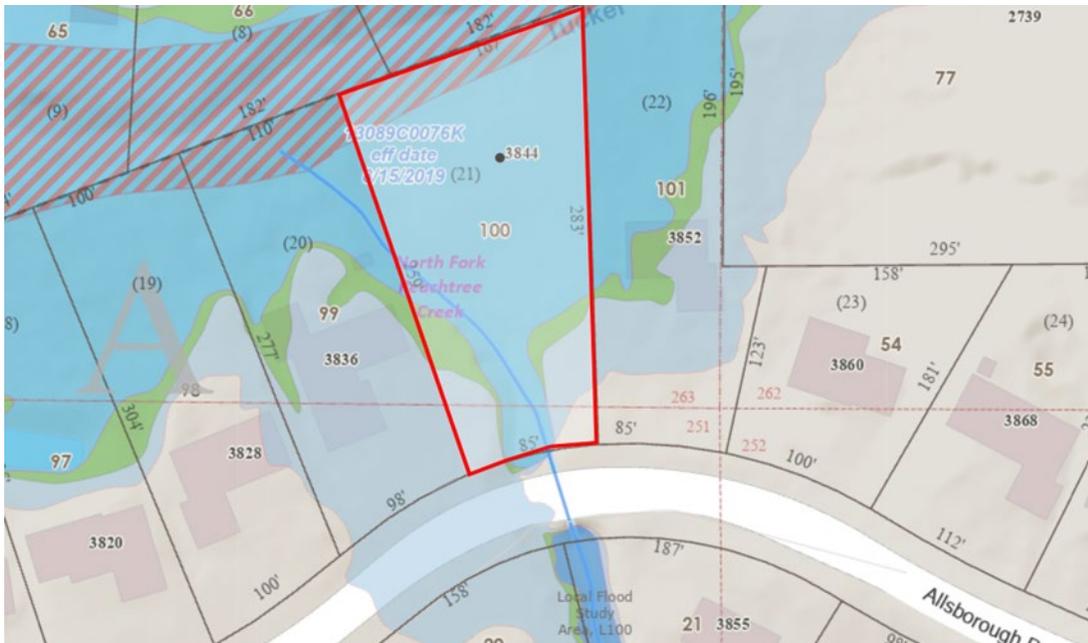
Districts: 1 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity to develop a community garden or park consistent with FEMA restrictions.

Surplus Justification

Parcel acquired under the FEMA Hazard Mitigation Grant Program with transferrable use restrictions designed to protect wetlands and manage floodplain areas. The parcel represents an important environmental protection asset that aligns with municipal floodplain management responsibilities.



3636 Bishop Drive

Parcel Information

Parcel ID: 18 166 04 005

Acreage: 0.29 Acres

Acquisition: Warranty Deed, Sept. 16, 2004

Deed Reference: BK 16602 PG 774

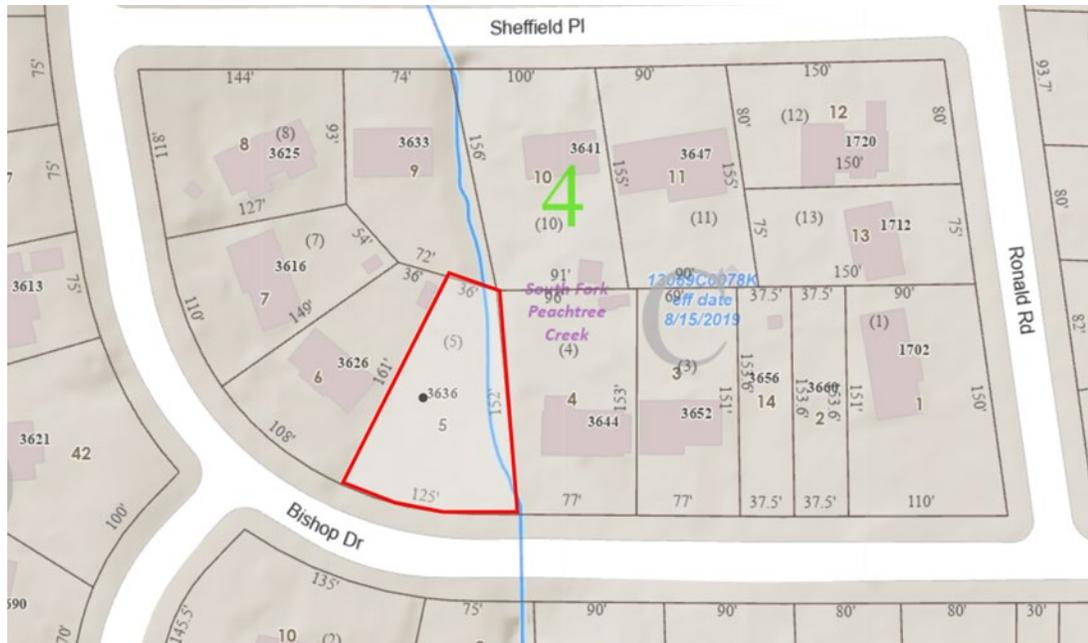
Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity to develop a community garden or park consistent with FEMA restrictions.

Surplus Justification

Parcel acquired under the FEMA Hazard Mitigation Grant Program with transferrable use restrictions designed to protect wetlands and manage floodplain areas. The parcel represents an important environmental protection asset that aligns with municipal floodplain management responsibilities.



5180 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 140 01 066

Acreage: 2.96 Acres

Acquisition: Warranty Deed, Jan. 19, 1950

Deed Reference: BK 796 PG 505

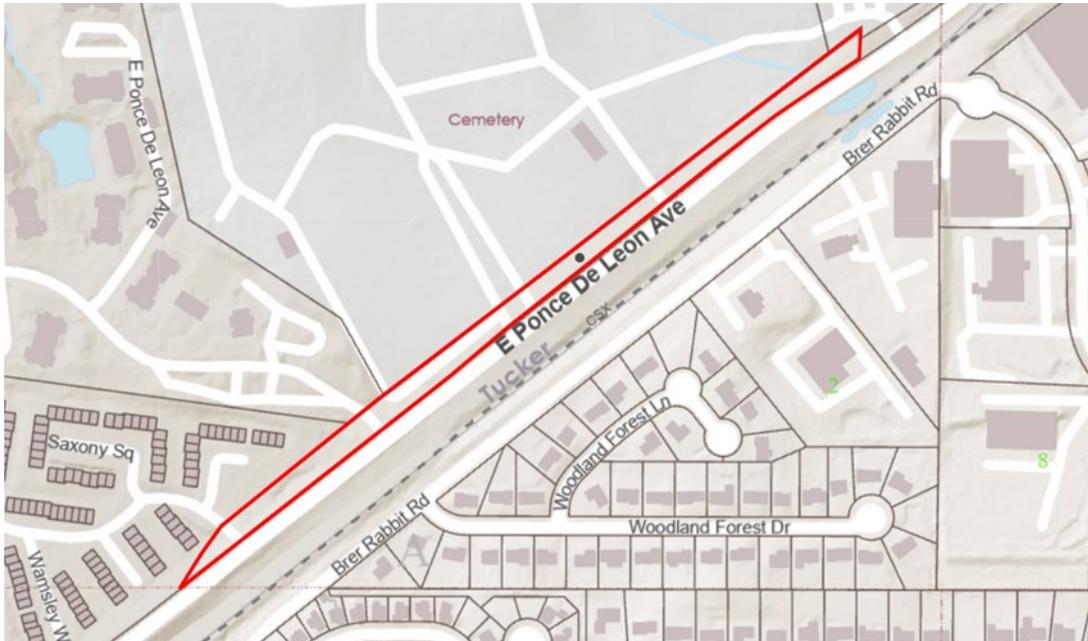
Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.



5280 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 140 01 067

Acreage: 0.29 Acres

Acquisition: Warranty Deed, Jan. 19, 1950

Deed Reference: BK 796 PG 505

Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.



5320 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 139 05 030

Acreage: 0.19 Acres

Acquisition: Warranty Deed, Jan. 1, 1974

Deed Reference: BK 3193 PG 528

Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.



5680 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 138 02 019

Acreage: 0.29 Acres

Acquisition: Warranty Deed, Jan. 19, 1950

Deed Reference: BK 796 PG 505

Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.



5786 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 138 02 020

Acreage: 2.54 Acres

Acquisition: Warranty Deed, Jan. 19, 1950

Deed Reference: BK 796 PG 505

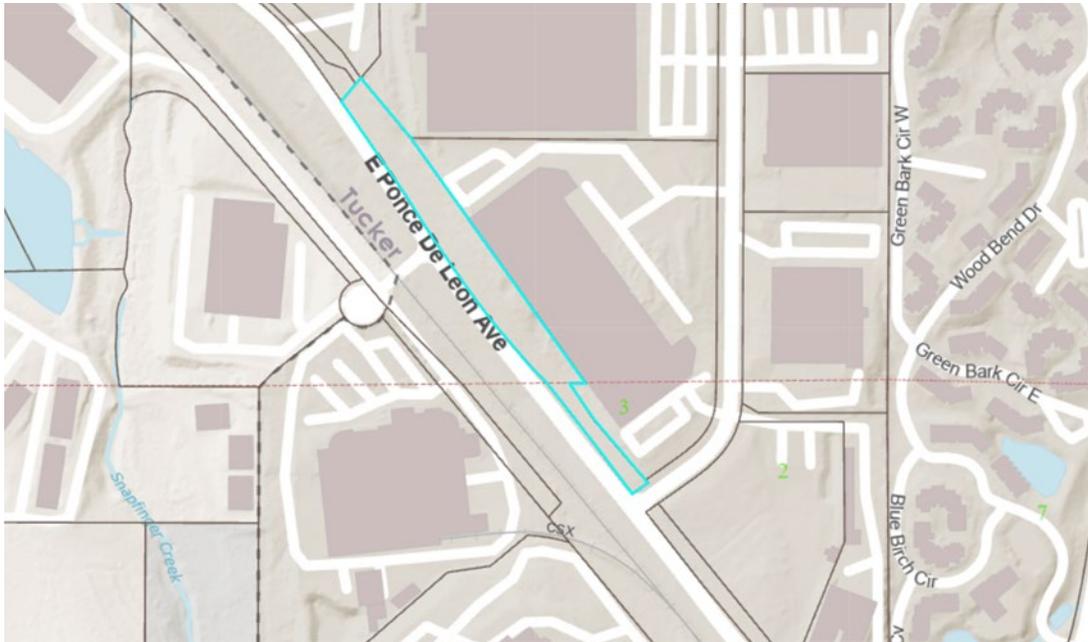
Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.



5828 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 124 02 005

Acreage: 0.56 Acres

Acquisition: Warranty Deed, Feb. 23, 1990

Deed Reference: BK 6669 PG 513

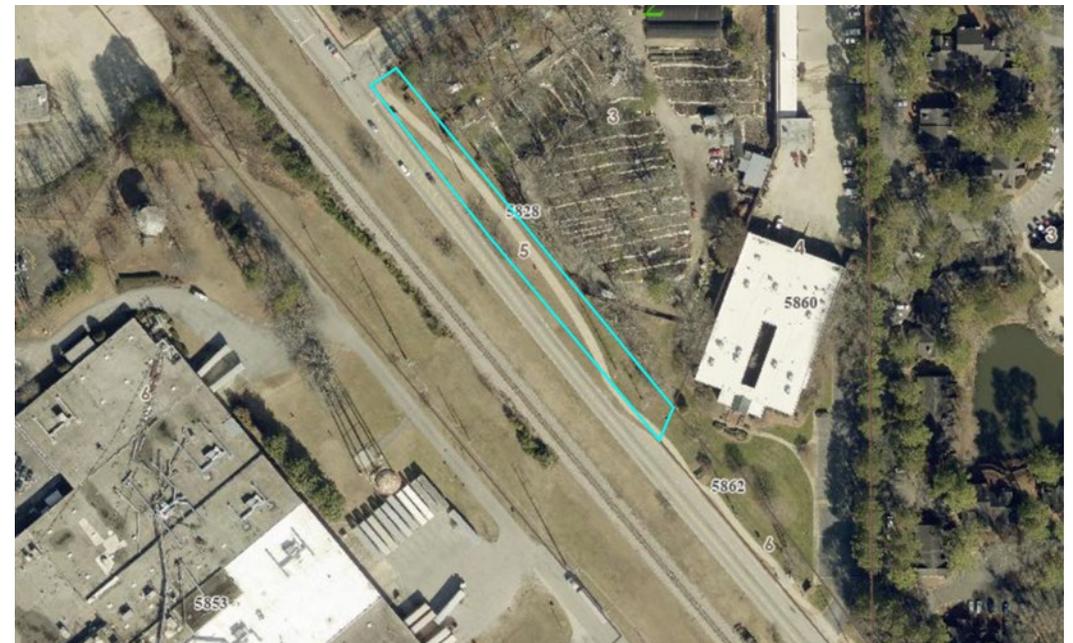
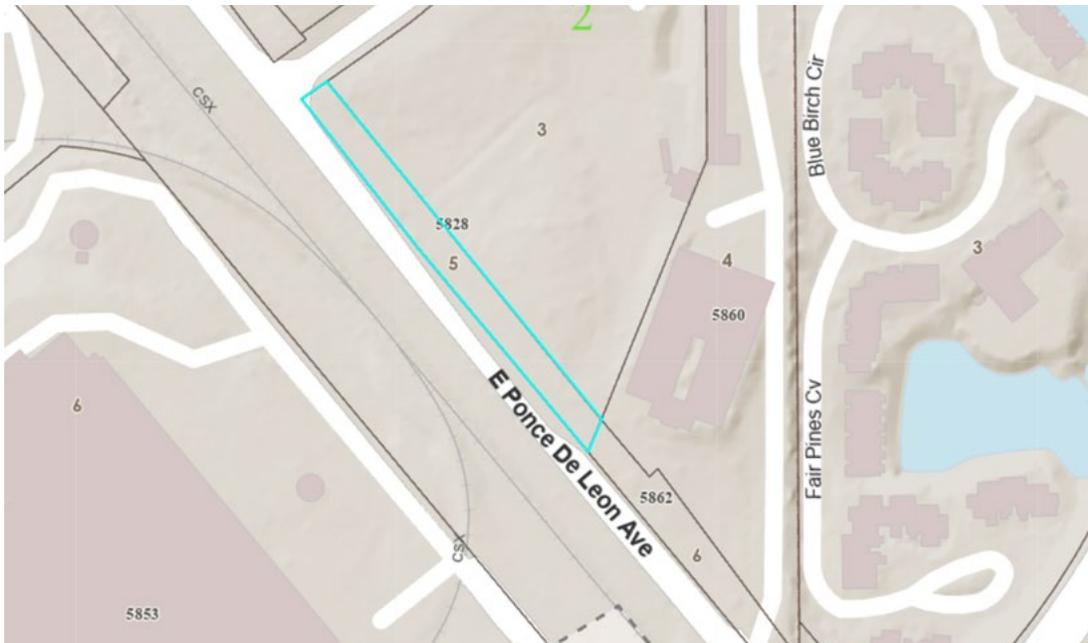
Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.



5862 E. Ponce De Leon Ave

Parcel Information

Parcel ID: 18 124 02 006

Acreage: 0.43 Acres

Acquisition: Warranty Deed, Jan. 19, 1950

Deed Reference: BK 796 PG 505

Districts: 4 & 7

Transfer Purpose

The City of Tucker intends to hold this parcel for the opportunity enhance maintenance of the PATH trail along the corridor and for the potential investment in the benches and other infrastructure, which appear to be original to the construction of the trail.

Surplus Justification

The parcel is more appropriately maintained as part of the City's right-of-way system. Transfer enables unified municipal management of this important transportation and pedestrian corridor.

