



DDA ITEM AGENDA REQUEST FORM

Meeting Date: 11/14/2022

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Department:

Staff Report:

Item Description:

Background/History:

Transfer of ownership of parcel number 0738107 from the Town of Tyrone to the Downtown Development Authority of Tyrone. The Town Council voted to make an offer to purchase the property located at 935 Senoia Road, formerly Fayette County Fire Station 3 (parcel # 0738107), from Fayette County for \$5,000 on September 20, 2018. That offer was subsequently accepted by the County and the Town took ownership on January 11, 2019.

Since that time, there has been much discussion among staff, elected officials, citizens, and others about how the property should be used. The overwhelming consensus has been that the property should be revitalized and transformed into something that attracts more people to our downtown. The property was also identified in the recent Town's Livable Centers Initiative (LCI) study as a catalyst site for economic development.

Town Council voted on October 20th to transfer ownership to the DDA.

Findings/Current Activity:

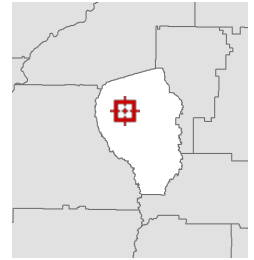
Is this a budgeted item? _____ **If so, include budget line number:** _____

Actions/Options/Recommendations:








In order to best utilize this property as such, staff believes ownership should be transferred to the Downtown Development Authority (DDA) so that it can apply all of the economic resources at its disposal to ensure a successful outcome.



Overview



Legend

-  Parcels
-  Roads
- City Limits**
 -  BROOKS
 -  FAYETTEVILLE
 -  PEACHTREE CITY
 -  TYRONE
 -  WOOLSEY

Parcel ID	0738 107	Alternate ID	n/a	Owner Address	TOWN OF TYRONE
Sec/Twp/Rng	10-110-	Class	E1		881 SENOIA ROAD
Property Address	HIGHWAY 74 N	Acreage	1.1		UNION CITY, GA 30291
District	03				
Brief Tax Description	FIRE STATION #3				
	(Note: Not to be used on legal documents)				

Date created: 9/12/2022
Last Data Uploaded: 9/12/2022 6:10:04 AM

Developed by  Schneider
GEOSPATIAL

Doc ID: 010564170003 Type: QCD
Recorded: 01/25/2019 at 02:25:00 PM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 4833 PG 702-704

Return Recorded Document to:
McNally, Fox, Grant & Davenport, P.C.
100 Habersham Drive
Fayetteville, Georgia 30214

STATE OF GEORGIA
COUNTY OF FAYETTE

TAX PARCEL ID
0738 107

QUIT CLAIM DEED

THIS INDENTURE, made this 11 day of January 2019, between THE COUNTY OF FAYETTE, a political subdivision of the state of Georgia, as party of the first part, hereinafter called GRANTOR, and THE TOWN OF TYRONE, a political subdivision of the state of Georgia, as party of the second part, hereinafter called GRANTEE (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and hereby QUIT CLAIM unto the said GRANTEE all right, title, interest, claim, or demand which the said Grantor has or may have had in and to the following:

ALL that tract or parcel of land lying and being in Land Lot 39 of the seventh district of Fayette County, Georgia as being more particularly described in Exhibit "A" attached hereto and hereby incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee.

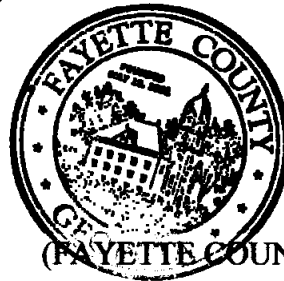
SAID CONVEYANCE IS MADE in accordance with and pursuant to the terms and provisions agreed to by majority vote of the Board of Commissioners for Fayette County Georgia at its October 25, 2018 meeting.

IN WITNESS, WHEREOF, the GRANTOR has signed and sealed this Deed of Quit Claim, the day and year first above written.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

By: _____

Randy Ognio, Chairman



Signed, sealed, and delivered in the
presence of:

Witness-Tameca P. White, Clerk

Notary Public

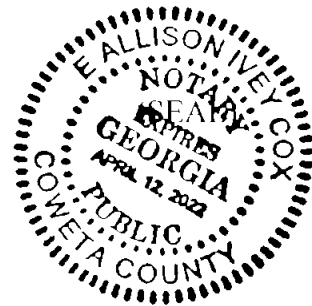


Exhibit "A"
Legal Description
FIRE STATION #3

All that tract or parcel of land lying and being in Land Lot 139 of the Seventh District of Fayette County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a point located on the southerly right-of-way of Old State Route 74, also known as Senoia Road, said point being the northwest corner of property now or formerly owned by Steve and Patricia C. Evans as described in a deed from W. F. Farr to Steve and Patricia C. Evans dated April 28, 1967 and recorded in Deed Book 65, Page 306 and being shown on a plat recorded in Plat Book 4, Page 9; thence running in a easterly direction along said southerly right-of-way of Old State Route 74, also known as Senoia Road, and following the curvature thereof a distance of 745.44 feet to the TRUE POINT OF BEGINNING;

thence continuing along said right-of-way of Old State Route 74, also known as Senoia Road, and along the arc of a curve to the right 150 feet to a point; said arc being subtended by a chord having a bearing of north 58° 57' 30" east and a length of 149.84 feet;

thence running south 27° 00' 44" east a distance of 379.57 feet to a point;

thence running south 89° 00' 00" west a distance of 112 feet to a point;

thence running north 35° 41' 14"¹¹ west a distance of 323.62 feet to the TRUE POINT OF BEGINNING;

said property containing one acre according to a plat of survey prepared for The Town of Tyrone by J. R. Woods Surveyors and Planners, Inc. dated December 7, 1976 and revised December 20, 1976.



Summary

Parcel Number 0738 107
Location Address HIGHWAY 74 N
Legal Description FIRE STATION #3
Property Class E1 - Exempt - Public Property
Neighborhood 03
Tax District 03
Zoning C C2
Acres 1.1
Homestead N
Exemptions

[View Map](#)



Owner

[TOWN OF TYRONE](#)
 881 SENOIA ROAD
 UNION CITY GA 30291

Assessment

	2022 Working	2021 Certified	2020 Certified	2019 Certified	2018 Certified
LUC	660	660	660	660	660
Class	E1	E1	E1	E1	E1
+ Land Value	\$479,160	\$479,160	\$479,160	\$479,160	\$33,000
+ Building Value	\$362,300	\$354,300	\$354,300	\$354,100	\$540,119
= Total Value	\$841,460	\$833,460	\$833,460	\$833,260	\$573,119
Assessed Value	\$0	\$0	\$0	\$0	\$0

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
COMMERCIAL	S	C	47,916	1.1000	\$479,160

Total Acres:
 1.1000
Total Land-Value:
 \$479,160

Commercial Improvement Information

Card 1
Building No 1
Structure PLCE/FIRE ST

Units 0
Year Built 1995
Total Sq Footage 5387

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	Base RCN	Feat RCN	RCN	% Good	% Comp	RCNLD
1	01	01	01	15	322	Fire Station (Staff)	D	1995	0	3943	268	10	543,780	0	543,780	42	0	\$228,390
3	01	02	02	15	322	Fire Station (Staff)	C	1995	0	1444	152	10	236,040	0	236,040	54	0	\$127,460

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVE CONC	1995	1,955		\$6,440

Sales

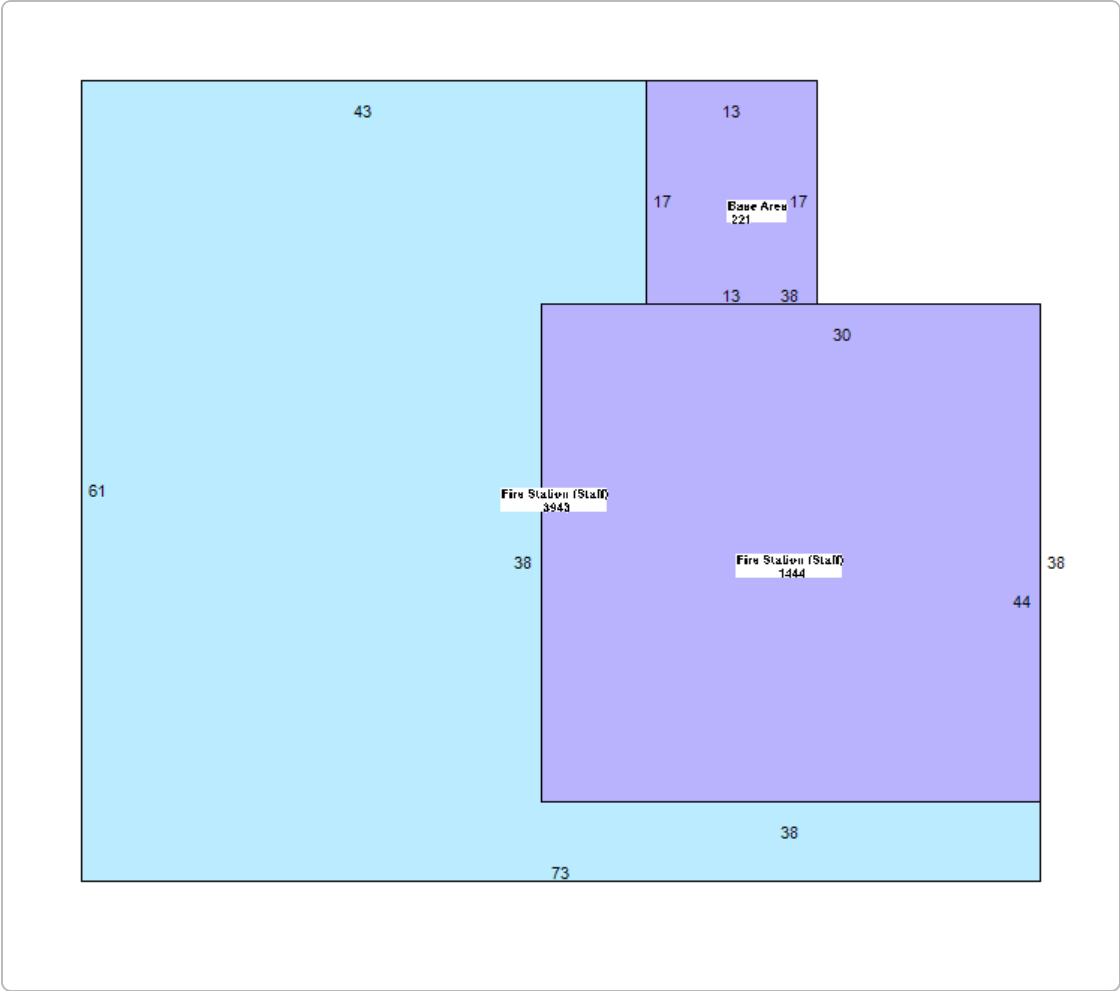
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Instrument Number	Recording
1/11/2019	\$5,000		4833	0702	PART OR OTHER INTEREST	TOWN OF TYRONE	THE COUNTY OF FAYETTE		4833 0702

Sale Type: LAND & BUILDING

Photos



Sketches



No data available for the following modules: Assessment Notices, Residential Improvement Information, Additions, Other Features.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 9/12/2022, 6:10:04 AM](#)

