



April 7, 2022

To: Mayor and Council

CC: N/A

From: Brandon Perkins, Town Manager

Re: Rockwood Road Property Conveyance

In 2018, Peachtree City annexed land on the South side of Tyrone adjacent to Shamrock Industrial Park (SIP) and zoned it residential as part of the Cresswind subdivision. A condition of that annexation and zoning was that the new owner would provide an easement for the purpose of one day developing an emergency ingress/egress point for SIP. Town staff requested this easement with the expectation that the business and property owners within SIP would eventually come together to facilitate this access point by potentially purchasing a 1.734-acre strip of land (parcel number 0744042) off of Rockwood Road from The Scarbrough Group, Inc. The parcel in question, given its shape and size, would be difficult to build a structure on but is well suited for a roadway.

The aforementioned 1.734-acre parcel was eventually purchased by KH Peachtree, LLLP – a business that is affiliated with the developer of the Cresswind subdivision - in 2019. The Town made attempts to work with the SIP business and property owners to organize a measure to make the emergency access point a reality, but our efforts were not fruitful and all progress stopped.

On March 22, 2022, I was reviewing the GIS system as part of my preparation for a meeting and noted that the 1.734-acre parcel had been conveyed to the Town of Tyrone from KH Peachtree, LLLP in June 2021 via Quit Claim Deed. This came as a surprise given the fact that no one from KH Peachtree had communicated with the Town about this conveyance at any point since their initial purchase of it. I asked Mr. Davenport to confirm that the transaction was legitimate and his research revealed that it was. Mr. Davenport also double checked and confirmed that the aforementioned easement required under the annexation and rezoning exists on the Cresswind plat.

In order to make this conveyance official, the Town needs to accept it via a vote of the Council which is what we are asking you to consider now. Staff also needs direction to begin communication

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with Peachtree City and/or the Cresswind developers to secure any additional agreements or other measures needed to secure the easements.

While this conveyance and confirmation of the existence of an easement provides an important avenue by which an emergency ingress/egress may one day be established, the transaction before Council tonight should not be viewed as an acceptance of responsibility to do the work to make that happen at this time.

Attached you will find:

1. A map from QPublic depicting the location of the property;
2. A copy of the Quit Claim deed; and
3. A copy of the Cresswind plat depicting the easement.