



Public Auction of 0.001 of an Acre of Land

September 19, 2023 | 4:30 PM

City Hall
700 Poplar Street
Macon, GA 31201

Mayor Lester M. Miller
Mayor Pro Tem Seth Clark
Commissioner Valerie Wynn
Commissioner Paul Bronson
Commissioner Elaine Lucas
Commissioner Mallory Jones
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Virgil Watkins
Commissioner Al Tillman

1. Call to Order

Mayor Lester M. Miller

2. Auction

- a. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute A Quitclaim Deed In Favor Of Chris R. Sheridan & Company, For The Sale Of Property Totaling Eight-Hundredths (0.08) Of An Acre More Or Less, Of The Former Public Alleyway Of Jackson Lane For Its Fair Market Value Of \$4,581.00; And Further Authorizing Sale By Public Auction Of The Remaining Thousandth (0.001) Of An Acre, More Or Less (Sponsored by: Lester M. Miller, Mayor)



LEGISLATIVE SPONSORS

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| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER ELAINE LUCAS | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER AL TILLMAN |
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A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE THE MAYOR TO EXECUTE A QUITCLAIM DEED IN FAVOR OF CHRIS R. SHERIDAN & COMPANY, FOR THE SALE OF PROPERTY TOTALING EIGHT-HUNDREDTHS (0.08) OF AN ACRE MORE OR LESS, OF THE FORMER PUBLIC ALLEYWAY OF JACKSON LANE FOR ITS FAIR MARKET VALUE OF \$4,581.00; AND FURTHER AUTHORIZING SALE BY PUBLIC AUCTION OF THE REMAINING THOUSANDTH (0.001) OF AN ACRE, MORE OR LESS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Section 19-12 (c) of the Macon-Bibb County Code of Ordinances provides that real property of Macon-Bibb County in narrow strips or so shaped or so small as to be incapable of being used independently as zoned or as streets may be sold or conveyed to abutting property owners where such sale or conveyance facilitates the enjoyment of the highest and best use of the abutting property; and

WHEREAS, Section 19-12 (c) of the Macon-Bibb County Code of Ordinances provides that the estimation of the value of any property to be sold shall be that fair market value as established by the tax assessor's office or a licensed appraiser for the State of Georgia and approved by the Macon-Bibb County attorney; and

WHEREAS, Chris R. Sheridan ("Petitioner"), owner of certain real property more readily identified as Parcel Q071-0544, desires to purchase a portion of duly abandoned former alleyway of Jackson Lane, as more readily shown on the attached Exhibit A, (hereinafter referred to as the "Property"); and

WHEREAS, the fair market value of this Property as determined based on assessment by the Tax Assessor of Macon-Bibb County is \$4,581.00; and

WHEREAS, the Property, platted as a public right-of-way, was duly abandoned by Resolution of the Macon-Bibb County Commission, in accordance with the laws of the State of Georgia on June 20, 2023; and

WHEREAS, in accordance with Georgia law and Section 19-12 (c) of the Macon-Bibb County Code of Ordinances, Macon-Bibb County can transfer properties of such size and shape as to be unsuitable for their zoned purposes directly to petitioners, provided all abutting neighbors are given notice of their right to petition to purchase the property as well; and

WHEREAS, the Macon-Bibb County Engineer has rendered his opinion that this property is of such a small size and shape as to be unsuitable for the purposes for which it was zoned; and

WHEREAS, all abutting neighbors received notice of this Petitioners' request to purchase this property, along with notice of their right to a one-time offer to purchase the portion of the property abutting their parcel by letter sent via United States Postal Service on or about June 1, 2023; and

WHEREAS, one abutting neighbor expressed interest in purchasing a portion of the Property abutting his own real property and that 0.001-acre portion shall be sold at public auction on September 19, 2023 at 4:30 p.m.; and

WHEREAS, pursuant to the authorization under State law and local Code, the Macon-Bibb County Commission desires to sell the 0.08 acre portion of the Property to the Petitioner for its fair market value of \$4,581.00 and to auction the contested portion of the parcel to the highest bidder on September 19, 2023; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution protects or promotes the health, safety, welfare, and morals of Macon-Bibb County.

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of same that the Mayor is authorized to convey 0.08 acres, more or less, of the former alleyway known as Jackson Lane to Chris R. Sheridan, for its fair market value of FOUR THOUSAND, FIVE HUNDRED EIGHT-ONE DOLLARS AND NO/100 CENTS (\$4,581.00), by execution of quitclaim deed in a form to be approved of by the County Attorney, and to auction 0.001 acres, more or less, of the same former alleyway to the highest bidder, and to execute any other documents necessary to complete this transaction.

BE IT FURTHER RESOLVED the Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED the Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED, in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 20__.

By: _____
LESTER M. MILLER, Mayor

Attest: _____
JANICE S. ROSS, Clerk of Commission

(SEAL)

Exhibit A



This image shows the parcel to be sold to Chris R. Sheridan & Company outlined in red. The parcel to be auctioned is shown outlined in blue. Please note that the parcel to be auctioned does not have any road access and any potential buyer that does not have road access will need to negotiate an access easement with another party owning road frontage, at their own expense. Negotiations of access easements with third-parties are not under the purview of Macon-Bibb County as part of the auction or sale process.