

Absentee-Owned Blighted Properties

These properties across Peach County show:

- Long-term neglect by out-of-county and out-of-state owners
- Public safety hazards and neighborhood decline
- Strain on Code Enforcement and county resources
- Lost tax revenue and reduced property values
- A need to have a Land Bank as a tool for code enforcement to help bring dignity, and property values back for these neighborhoods along with meaningful development.



Owner
Anchorage Alaska



Owner
Macon, GA
Purchased in tax sale



**Owner
Kathleen, GA**



**Owner
New Jersey**



**Owner
Rome, GA**



Owner
Stockbridge, GA



Owner
Barnesville, GA



**Owner
Lawrenceville, GA**

**Estate is tied up in probate, Marshal
cannot get in touch with attorney
of record, (no longer with the firm)**

Conclusion: A Land Bank Gets Back Local Control, and Local Ownership

These photos demonstrate years of deterioration under absentee ownership.

A Land Bank allows Peach County to:

- Capture and rehabilitate long-abandoned properties
- Prevent speculative rental conversion
- Strengthen the blight ordinance and blight tax
- Ensure revitalization supports residents, not out-of-town speculators, LLCs, Corporate buyers, and Landlords.
- Builds wealth within community vs. siphoned out of it.

Tax Sale Properties

LLCs, Corporate buyers (right column) and out of town
owners (left column) are coded in red

Parcel	CRH	DIF	Owner
033064	Benard, John P. Jr.	Benard, John P. Jr.	Abide Property Group LLC - 4200.00 - 6/4/24
008D006	4533 Roga, LLC	4533 Roga, LLC	Alma L Morales - 11000.00 - 4/6/21
022015	Golphin, Ryan M.	Singletery, Bernie	Alma L Morales - 6000.00 - 4/6/21
F05F021	Threewitt, Tonya	Threewitt, Tonya	Alvis Fullwood - 1000.00 - 8/4/20
F04A176	Heirs Known & Unknown of Allgood, Patricia A., Deceased	Allgood, Patricia A.	Annie Corker - 4800.00 - 8/4/20
5274MH	Lowie, Tanya S.	Lowie, Tanya S.	Armando M Perez Aldaya - 3000.00 - 4/6/21
F05E057	Wells, John	Wells, John	Ashton Sanders Windham - 12500.00 - 11/1/22
F04A129	Maddox, George E., Jr.	Maddox, George E., Jr.	Askew Investments - 300.00 - 8/4/20
F05A118	Bryant, Frankie Lee	Bryant, Frankie Lee	Askew Investments - 300.00 - 8/4/20
F04A057	Heirs Known & Unknown of Johnson, James L. & Johnson, Sam, Deceased	Johnson, James Lee	Askew Investments - 350.00 - 8/4/20
F05F009	Bennett F. Rigdon Marital Trust, pursuant to Item IV, of the Last Will and Testament of Bennett F. Rigdon, of Peach County, Georgia	Rigdon, Bennett F. Marital Trust	Askew Investments - 525.00 - 8/4/20
F05F090	Threewitt, Tonya	Threewitt, Tonya	Askew Investments - 925.00 - 8/4/20
F08A052	Alcantar, Noe	Alcantar, Noe	Askew Investments - 944.85 - 8/4/20
F05A191	Heirs Known & Unknown of Porter, Cecil J. & Rumph, Malone P., Deceased: Porter Betty M. & Rumph, Terrance	Porter, Cecil J. & Betty M. Porter Etal	Blue Chip Solutions LLC - 6000.00 - 4/6/21
064G117	Thorne, Patrick A & Heirs Known & Unknown of Thorne, Carolyn Deceased	Thorne, Patrick A & Carolyn Thorne	Brenceleveton Truss II - 4600.00 - 8/4/20
F04A029	Heirs Known & Unknown of Arnold, W. E., Deceased	Arnold, Angeola & Arnold, William	Brenceleveton Truss II - 15100.00 - 8/4/20
F08A044	Heirs Known & Unknown of McCrary, Mamie; McCrary, Robert Lee & Howard, Sandra Wallace Deceased	McCrary, Mamie & Robert McCrary Etal	Brenda I Carrillo - 1000.00 - 8/4/20
011A089	McGhee, Eddie	McGhee, Eddie	Brenda I Carrillo - 3100.00 - 8/4/20
F04A182	Heirs Known & Unknown of Amos, Clinton & Lilla, Deceased & Amos, Clinton D. Jr. & Howard, Nannie	Amos, Clinton D. (Jr)	Brenda I Carrillo - 600.00 - 8/4/20
F05E048	306 Green St Holding LLC	306 Green St Holding LLC	Brenda I Carrillo - 7000.00 - 4/6/21
F05A051	Hill, Tonja f/k/a Tonja H. Smisson	Hill, Tonja	Brenda I Carrillo - 900.00 - 8/4/20
F07C034	Threewitt, Tonya	Threewitt, Tonya	Brenda I Carrillo - 950.00 - 8/4/20
F04A022	Heirs Known & Unknown of Arnold, Angeola & Arnold, W. E., Deceased	Arnold, Angeola & William E. Arnold	Brian Hampton Jr/Mentor Plus Inc - 3500.00 - 8/4/20
008D019	Heirs Known & Unknown of Wade, Barbara a/k/a Barbara Ann Randall, Deceased	Wade, Barbara	Bryan Andrew Doss - 1000.00 - 8/3/21
F04C074	Stanley, Donna M.	Stanley, Donna M.	Bryan Andrew Doss - 6100.00 - 8/3/21
B01B090	Heirs Known & Unknown of Brown, Hattie Deceased	Brown, Hattie	Carson L. Brooks - 1195.10 - 2/6/24
008D042	Heirs Known & Unknown of Oates, Ulysses Adam Deceased	Oates, Ulysses Adam	Carson L. Brooks Jr - 1200.00 - 2/6/24
008C002	T Jenkins Properties, LLC	T Jenkins Properties, LLC	Carson L. Brooks Jr. - 3649.87 - 7/1/25
3323MH	Organized Community Association, Inc.	Organized Community Association, Inc.	Cassandra Moody - 2500.00 - 4/6/21
033126	Heirs Known & Unknown of Andrews, Nick Deceased	Andrews, Nick	Chad Rawlings & Deborah Campbell - 10000.00 - 8/4/20

064F011	Scarborough, Stacy D.	Scarborough, Stacy D.	Christopher Goodwin - 2000.00 - 8/3/21
065D037	Haynie, Hilda M. & Cooper, Frances	Haynie, Hilda M. & Frances Cooper	Cristian I Coronado Perales - 1900.00 - 7/2/24
5182MH	Heirs Known & Unknown of Gladden, Bonnie Jean, Deceased	Gladden, Bonnie Jean	Cristian I Coronado Perales - 2600.00 - 7/2/24
F05E134	Heirs Known & Unknown of Cousins, Marion Deceased	Cousin, Marian	Daimeon Nelson - 4300.00 - 7/2/24
F05A250	Heirs Known & Unknown of Gibson, Betty S., Deceased	Gibson, Betty S.	Daimeon Nelson - 4500.00 - 7/2/24
F05E173	Smith, Melvin	Tomlin, Alex D	Daniela Peterson - 16100.00 - 2/6/24
008D072	Banks, Annie Ruth; Evans, Erica, & Daniels, Candace	Evans, Armagene Etal	Daniela Peterson - 3000.00 - 2/6/24
F04A004	Heirs Known & Unknown of Holloway, Mattye P Deceased & Holloway, Rudolph	Holloway, Rudolph & Mattye P Holloway	Darrell Jamal Sparks - 21000.00 - 11/1/22
008D115	Barrett, Elizabeth & Barrett, Akita P.	Barrett, Elizabeth Louise & Akita Barrett	David and Audrey Yoder - 12500.00 - 7/2/24
055A038A	Heirs Known & Unknown of Spooner, George R., Deceased	Spooner, George R.	David Audrey Yoder - 70000.00 - 7/1/25
008C035	Harris, Overt; Harris, Kimsley; Harris, Murial Dixon; Harris, Dinsley & Harris, Lynette Scott	Harris, Eva Mae	David Yoder - 64000.00 - 11/1/22
021D014	Heirs Known & Unknown of Culpepper, Joyce Goodwin, Deceased	Culpepper, Joyce G.	Deborah A Cassidy - 2700.00 - 4/6/21
F05F045	Green, Lester & Dickson, Mrs. Thomas N.	Green, Lester & Thomas D. Green	Dream Vision Investments LLC - 825.00 - 8/4/20
F05F152	Young, Robert	Young, Robert	Dream Vision Investments LLC - 925.00 - 8/4/20
F01D132	Heirs Known & Unknown of Sanders, Yoland F; Fuller, Virginia & Fuller, Charlotte Deceased	Fuller, Lula S.	Dynamic Realty Properties LLC - 1200.00 - 8/3/21
247MH	Heirs Known & Unknown of Coleman, Carolyn, Deceased	Coleman, Carolyn	Envy Slay LLC - \$500 - 4/4/23
249MH	Heirs Known & Unknown of Coleman, Carolyn, Deceased	Coleman, Carolyn	Envy Slay LLC - 2600.00 - 4/4/23
253MH	Heirs Known & Unknown of Coleman, Carolyn, Deceased	Coleman, Carolyn	Envy Slay LLC - 3500.00 - 4/4/23
064G195	Peach Colony Company, Inc	Peach Colony Company, Inc	Envy Slay LLC - 7400.00 - 2/6/24
5763MH	Davis, Angie B.	Davis, Angie B.	Everett's Estates and Realty LLC - 1000.00 - 4/4/23
777MH	Heirs Known & Unknown of Johnson, James L., Deceased	Johnson, James L.	Everett's Estates and Realty LLC - 1100.00 - 4/4/23
F04A005	Heirs Known & Unknown of Holloway, Mattye P., Deceased	Holloway, Mattye P.	Everett's Estates and Realty LLC - 19000.00 - 4/4/23
F01D044	King, Doris	King, Doris	Everett's Estates and Realty LLC - 500.00 - 4/4/23
2956MH	Harbin, Mary Charlotte	Harbin, Mary Charlotte	Evoke Homes LLC - 2200.00 - 4/4/23
1951MH	Hamilton, Cedric	Hamilton, Cedric	Evoke Homes LLC - 3500.00 - 4/4/23
1069MH	Heirs Known & Unknown of Parrish, Gene, Deceased	Parrish, Gene	Evoke Homes LLC - 500.00 - 4/4/23
1462MH	Heirs Known & Unknown of Johnson, James L., Deceased & Johnson, Joey	Johnson, Joey	Fort Valley MPH LLC - 2200.00 - 4/4/23
F01D067	Bryant, Frankie Lee	Bryant, Frankie Lee	Gary Marc - 1400.00 - 8/4/20
F05E155	Rice, Eddie	Rice, Eddie	Gemserv International LLC - 2800.00 - 4/6/24
F01D109	Stephens, Barbara	Stephens, Barbara	Gemserv International LLC - 5000.00 - 4/6/21
026021	Heirs Known & Unknown of Bearden, Gregory Jr., Deceased	Bearden, Gregory Jr.	Gemserv International LLC - 7000.00 - 4/6/21
F08C223	Heirs Known & Unknown of Ragin, Arthur Sr a/k/a Ragin, Arthur S & Ragan, Mrs Fremon a/k/a Ragin, Fremon a/k/a Freeman Deceased	Ragin, Arthur & Freeman Ragin	Gemserv International LLC - 7500.00 - 4/6/21

Own 8 properties (Owner from CA)

Mobile Home Park (Owner from Alpharetta, GA)

B01B160	Donahue, Hillery	Donahue, Hillery T.	Gerardo Rodriguez Elizalde & Salvador Rodriguez - 27000.00 - 7/2/24
056007	Ball, Shelia Lawana	Ball, Shelia Lawana	Gerardo Rodriguez Jr - 3562.68 - 4/4/23
F01D037	Heirs Known & Unknown of Engram, Journey Jr Deceased	Engram Journey Jr	Gerardo Rodriguez Jr & Gerardo Elizalde Rodriguez - 15500.00 - 4/4/23
030065C	Heirs Known & Unknown of Klouda, Charles Joseph, Deceased	Klouda, Charles Joseph Est.	Gerardo Rodriguez Jr & Gerardo Elizalde Rodriguez - 20000.00 - 4/4/23
055A006	Burkett, Matthew R	Burkett, Matthew R	Glonda Tatum - 6000.00 - 8/4/20
064E011	Spooner, George R	Spooner, George R	Glonda Tatum - 7500.00 - 8/4/20
039077	Heirs Known & Unknown of Sapp, Myrtle, Deceased & Sapp, Robert Lee, Deceased	Sapp, Robert Lee & Myrtle Sapp	Gregory Imberger - 20000.00 - 2/6/24
021B045	Heirs Known & Unknown of Reinstein, Cary Enoch, Deceased	Reinstein, Cary Enoch	Heather Eskow - 1000.00 - 8/3/21
F05E218	Johnson, Gregory	Johnson, Gregory	Hundred Wood Investments, LLC - 33000.00 - 7/1/25
064G063	S.A.B. Investments, Inc.	S.A.B. Investments, Inc.	Innocence Freeman - 3000.00 - 4/4/23
F05E094	Treadway, Raymond	Deutsche Bank National Trust Company SPH #17-066534 FC02	Jacqueline Fernandez - 1100.00 - 8/4/20
064F015	Willette, Stephen R Jr & Katherine R	Willette, Stephen R & Katherine R Willette	Jacqueline Fernandez - 300.00 - 8/4/20
F09C068	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Jada's Realty LLC - 10000.00 - 9/7/21
F09D012	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Jada's Realty LLC - 10600.00 - 9/7/21
F09D022	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Jada's Realty LLC - 11600.00 - 9/7/21
064G196	Heirs Known & Unknown of Alderman, Anita M., Deceased & Alderman, Eddie L.	Alderman, Eddie L. & Alderman, Anita M.	James Marshall O'Neal - 2200.00 - 7/1/25
064G171	Heirs Known & Unknown of Hughes, Mary J., Deceased	Hughes, Mary J.	James Marshall O'Neal - 2500.00 - 7/1/25
064G143	Alderman, Tracie	Alderman, Tracie	James Marshall O'Neal - 3000.00 - 7/1/25
033202	Heirs Known & Unknown of Moore, John I., Deceased	Moore, John I.	James Marshall O'Neal - 3600.00 - 7/1/25
065D031	Tanner, Elaine	Tanner, Elaine	James Minix - 2060.76 - 8/4/20
6583MH	Heirs Known & Unknown of Ford, James Harold Deceased	Ford, James Harold	James Minix - 25000.00 - 8/4/20
F04A055	Goodrum, Leon	Goodrum, Leon	Jill Harrison & Kenya A Harrison - 720.00 - 8/4/20
008D085	Rolling Hills Water Company	Rolling Hills Water Company	Jorge J Estrada - 600.00 - 8/4/20
F05A249	Rojas, Patsy R. & Rojas, Julio C.	Rojas, Patsy R. & Julio C. Rojas	Jorge J Estrada - 600.00 - 8/4/20
5675MH	Spooner, Sarah Ann	Spooner, Sarah Ann	Jorge J Estrada Magos - 10000.00 - 4/6/21
064F045	Spooner, Sarah Ann a/k/a Sarah Ann Boatright	Spooner, Sarah Ann	Jorge J Estrada Magos - 6000.00 - 4/6/21
F05F040	Heirs Known & Unknown of Johnson, Mattie Harvey Deceased	Johnson, Mattie Harvey	Jorge J Estrada Magos - 6500.00 - 4/6/21
F05A179	Gibson, Rodney	Gibson, Betty S. & Charlie Gibson	Jose Francisco Munguia - 12500.00 - 7/2/24
F08C144	Heirs Known & Unknown of Smith, Beulah McGehee, Deceased	Smith, Beulah	Jose Francisco Munguia - 14100.00 - 7/2/24
033099	Oglesby, James Dean	Oglesby, James Dean & Roye Dean Oglesby	Jose Francisco Munguia - 40000.00 - 7/2/24
B01D107	Davis, Daman Denice	Davis, Daman Denice	Joshua Elliott Sr - 5100.00 - 8/4/20
F04A059	Heirs Known & Unknown of Dunlap, Florence M., Deceased; McCrary, Mack & McCrary, Billy C.	Dunlap, Florence M. Etal	Kelvin Melzar - 1200.00 - 4/4/23
064G135	Viger Laurent	Viger Laurent	Kelvin Melzar - 1500.00 - 4/4/23
B01B041	Heirs Known & Unknown of Hill, Freddie Lee, Deceased	Hill, Freddie Lee	Kelvin Melzar - 1500.00 - 8/3/21
B01B025	Heirs Known & Unknown of Collins, Willie Mae, Deceased	Collins, Willie Mae	Kelvin Melzar - 1500.00 - 8/4/20
011A015	Arnold, Casey	Arnold, Casey	Kelvin Melzar - 1982.96 - 4/4/23
B01B064A	Heirs Known & Unknown of Canady, Dempsey Deceased	Canady, Dempsey	Kelvin Melzar - 300.00 - 8/4/20

Owner address (Alberta, Canada)

B01B030	Williams, Hope	Williams, Hope	Kelvin Melzar - 400.00 - 8/4/20
B01B060	Heirs Known & Unknown of Canady, Dorothy Jean Deceased	Canady, Dorothy Jean	Kelvin Melzar - 6400.00 - 8/4/20
F01D165	Heirs Known & Unknown of Rumph, Annie Kate Deceased	Rumph, Annie Kate	Kenneth Davis - 1600.00 - 8/4/20
064F022	Heirs Known & Unknown of Easley, Paul Jr., Deceased	Easley, Paul (Jr.)	Kheim Thi Tran - 10000.00 - 11/1/22
873MH	Heirs Known & Unknown of Long, Roger E., Deceased	Long, Roger E.	Kolbie Graves - 2800.00 - 4/4/23
F04E006	Heirs Known & Unknown of Porter, Clifford & Porter, Annie Mae, Deceased	Porter, Clifford & Annie Porter	L. Brown Enterprises LLC - 1200.00 - 4/4/23
F05E151	Johnson, Gregory	Johnson, Gregory	L. Brown Enterprises, LLC - 4000.00 - 7/1/25
F01D104	Heirs Known & Unknown of Simmons, Cleo, Deceased	Simmons, Cleo	LeMario N. Brown - 6400.00 - 2/6/24
1821MH	Ezell, Thomas a/k/a Thomas, Ezelle	Ezell, Thomas	Lesley Jones - 600.00 - 8/4/20
F04C159	Reed, Cheryl D.; Knox, Isaac J. & Knox, Robert L.	Reed, Cheryl D. & Issac J. & Robert L. Knox	LTW Assets LLC - 26000.00 - 11/1/22
064G108	Peach Colony Company, Inc	Peach Colony Company, Inc	LTW Assets LLC - 26000.00 - 11/1/22
F01F106	Heirs Known & Unknown of Mosely, Rosa D a/k/a Mosley, Rosa & Moseley, Rosa, Deceased	Mosely, Rosa D	LTW Assets LLC - 48000.00 - 11/1/22
F05C009	Great American Families Ministries	Great American Families Ministries	LTW Assets LLC - 71000.00 - 11/1/22
064G172	Heirs Known & Unknown of Miller, Jewell E., Deceased	Miller, Jewell E.	Lynda Michelle Rockamore - 1350.00 - 8/3/21
5548MH	Key Holders Group LLC	Key Holders Group LLC	Lynda Michelle Rockamore - 5300.00 - 4/6/21
018003	Martin, Mattie Lou	Martin, Mattie Lou	Marian L. Canty - 1400.00 - 2/6/24
052A084B	Faith, Donald	Faith, Donald	Mary Jane Shaw - 1900.00 - 2/6/24
064G004	Peach Colony Company, Inc	Peach Colony Company, Inc	Mary Jane Shaw - 664.99 - 2/6/24
F08A056	Gay, Doujuan	McCrary, Samuel	Maurice Grayson - 9200.00 - 4/6/21
064G173	Heirs Known & Unknown of Miller, Jewell E., Deceased	Miller, Jewel E.	Melissa Sanders - 15500.00 - 4/6/21
6000MH	Spooner, George; Flowers, Dexter & Pauldo, Charlene a/k/a/ Pauldo, CCharlene	Spooner, George	Merquis R Ross - 2000.00 - 4/4/23
F05A221	Hunt, Donald G.	Hunt, Donald G.	Niheshia Makala Samantha Smith - 2200.00 - 7/1/25
F05E062	Heirs Known & Unknown of Ferguson, James A., Deceased & Ferguson, Barbara H.	Ferguson, James A. & Barbara Ferguson	Nimmie Edward Wasson Jr - 1000.00 - 8/4/20
F05E222	James, Harry	James, Harry	Octavius Everett & Land & Investment Dollars LLC - 15200.00 - 4/6/21
F09D014	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 10500.00 - 9/7/21
F09C019	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 2500.00 - 9/7/21
F09C018	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 2500.00 - 9/7/21
F09C020	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 2700.00 - 9/7/21
F09C021	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 4000.00 - 9/7/21
F09C065	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 4100.00 - 9/7/21
F09C022	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 4500.00 - 9/7/21
F09C028	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 5100.00 - 9/7/21
F09C035	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 5100.00 - 9/7/21
F09C029	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 6100.00 - 9/7/21
F09C061	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 6100.00 - 9/7/21
F09C062	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 6100.00 - 9/7/21
F09C023	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 6100.00 - 9/7/21
F09C027	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 6100.00 - 9/7/21
F09C034	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 6100.00 - 9/7/21

Owns 8 properties

[illegible]

F09C069	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 9800.00 - 9/7/21	Alpharetta, GA
F09C072	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 9800.00 - 9/7/21	
F09D002	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 9800.00 - 9/7/21	
F09D019	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 9800.00 - 9/7/21	
F09D009	One Bluesky Investments, LLC	One Bluesky Investments, LLC	Oreilly Assets LLC - 9800.00 - 9/7/21	
1350MH	Pollard, Buffy Marie & Pollard, Rebecca Lynn	Pollard, Buffy Marie	Ralph Bailey Carson - 7500.00 - 4/6/21	
F04B125	Brown, Derek L	Brown, Derek L	Randy Shaw - 1826.56 - 2/6/24	
044D030	Heirs Known & Unknown of Northern, Fletcher Deceased	Northern, Willie Fletcher	Randy Shaw - 3500.00 - 2/6/24	
021B039	Heirs Known & Unknown of Pittman, Willie C Deceased	Pittman, Willie C	Randy Shaw - 9700.00 - 2/6/24	
064G010	Medina, Jesus I. & Medina, Paulina	Medina, Jesus I & Paulina Medina	Rebecca Joan Hamilton - 13100.00 - 7/1/25	
B01D130	Simmons, Tobias & Simmons, Sherhonda	Tobias, Simmons	Rebecca Joan Hamilton - 131000.00 - 7/1/25	
064G191	Peach Colony Company, Inc	Peach Colony Company, Inc	Rebecca Joan Hamilton - 3000.00 - 2/6/24	
045D031	Dobbins, Richard	Dobbins, Richard	Rebecca Joan Hamilton - 3000.00 - 7/1/25	
064G112	Peach Colony Company, Inc	Peach Colony Company, Inc	Rebecca Joan Hamilton - 7100.00 - 2/6/24	
F08E018	Serranzana Corporation	Serranzana Corporation	Rebecca Joan Hamilton - 8100.00 - 7/1/25	
030087	SunTrust Bank n/k/a Truist Bank	SunTrust Bank	Robert K Bell Jr Investments Inc - 27000.00 - 4/6/21	
F01D069	Martin, Barbara Ann	Martin, Barbara A	Sabrina Thorpe - 800.00 - 8/4/20	
F01D040	Heirs Known & Unknown of West, Fletcher; Sanders, Willie George & West, Doro Lee, Deceased	West, Fletcher Etal & Willie George Sanders & Doro Lee We	Sabrina Y Thorpe - 3000.00 - 8/3/21	
011A098	Heirs Known & Unknown of Ned, Helen W., Deceased	Ned, Helen W.	Sabrina Y Thorpe - 4600.00 - 8/3/21	
052083	Bob Holcomb & Associates Inc	Bob Holcomb & Associates Inc	Salvador Loera Landeros - 5500.00 - 8/4/20	
3324MH	King, Kevin & King, Sara Mae	King, Kevin & Sara Mae King	Sandra Cobb - 250.00 - 8/3/21	
052033	Heirs Known & Unknown of Aultman, James H., Deceased & Aultman, Ruby E.	Aultman, James H. & Ruby Aultman	Scott Henry Jesseman & Robin Lynn Jesseman - 30000.00 - 4/6/21	
044D012	Heirs Known & Unknown of Hays, James Earl, Deceased	Hays, James Earl	Shakyla Simmons - 3100.00 - 8/4/20	
F08C168	Heirs Known & Unknown of Ficklin, Cathrine J.,Deceased & Collins, Ethel Lucille,Deceased; Jackson, Ernest L,Deceased.; Jackson, James Isaac Deceased ; Jackson, Charles C, Deceased.; Jackson, Willie F.I. Deceased ; Jackson, Connie L. Sr.,Deceased &	Ficklin, Cathrine Etal	Sheronda Wilkerson - 1100.00 - 4/4/23	
F08C016	Heirs Known & Unknown of Crump, Bessie M., Deceased	Crump, Bessie May	Sheronda Wilkerson - 2000.00 - 4/4/23	
F08C207	Heirs known & Unknown of Jones, Catherine a/k/a Ficklin, Catherine	Jones, Catherine	Sheronda Wilkerson FBO Austin Wilson - 1000.00 - 4/4/23	
1986MH	Heirs Known & Unknown of Coleman, Carolyn, Deceased	Coleman, Carolyn	Shirley Wright - 2058.29 - 8/3/21	
1248MH	Vargas, Luis	Vargas, Luis	Shirley Wright - 250.00 - 8/3/21	
044D051	Williams, Aaron	Williams, Aaron	Shirley Wright - 5000.00 - 4/4/23	
011A086	Heirs Known & Unknown of Walker, Mattie J a/k/a Walker, Mattie Julia McGhee Deceased	Walker, Mattie J	Smith Family Trust - 1494.74 - 8/4/20	
F05D159	Rice, Mattie P.	Rice, Mattie P.	Stacey Maria Boatman - 10000.00 - 4/6/21	
008B009	Mccord, Turner Ashby Jr. Trust for the Benefit of McCord, Molly Kathleen; McCord, Timothy a Trustee	Mccord Turner Jr Trust	Svasti Realty Investments LLC - 6000.00 - 2/6/24	
1730MH	SAB Investments Inc	SAB Investments Inc	Taticia Lloyd - 300.00 - 8/4/20	

012D095	Mathis, Delores C; Mathis, Charlie Lynn Jr; Mathis, Tondra Lynn; Mathis, Deanna Shalynnica; Mathis, Deandre Burlynn; Mathis, Consuela Franklin	Mathis, Delores C Etal	Verdin Properties, LLC - 9100.00 - 2/6/24	
064G132	Heirs Known & Unknown of Davis, Carl U & Davis, Judy M Deceased	Davis, Carl U & Judy M Davis	Vernell Johnson - 850.00 - 8/4/20	
015D083A	Flores, Juan Lopez & Solano, Olga Napoles	Flores, Juan Lopez & Olga Napoles Solano	Vernon Earl Lines - 110000.00 - 4/6/21	
927MH	Jones, William	Jones, William	Victoriam Enterprise LLC - 3742.00 - 2/6/24	
065D034	Thaxton, Shelley	Garrett, Richard & Shelley Thaxton	Walter Stafford - 2378.89 - 7/1/25	
064F060	Miller, Robert Closson	Miller, Cheryle J. & Robert Miller	Wesley C. Vinson & Heather Higgs - 2554.80 - 7/1/25	
5975MH	Yun, Song	Yun, Song	Windham Brothers LLC - 100.00 - 8/3/21	
011B108	Heirs Known & Unknown of Henry, Floyd Jr & Mae Belle W Deceased	Henry, Floyd Jr & Mae Belle W Henry	Windham Brothers LLC - 20000.00 - 8/4/20	
6428MH	Heirs Known & Unknown of Walton, Charlotte Taylor, Deceased	Walton, Charlotte Taylor	Windham Brothers LLC - 250.00 - 8/3/21	
F05A231	Gooden, David Ralph	Gooden, David Ralph	Zachery Lindsey - 1100.00 - 4/4/23	Owner is in Texas (corner of N. Miller and Cliett St off of Hwy 96)
F05A232	Gooden, Andrew	Gooden, Andrew	Zachery Lindsey - 1145.54 - 4/4/23	
018020	Heirs Known & Unknown of Croft, William D., Deceased	Croft, William D.	Zachery Lindsey - 3100.00 - 4/4/23	Empty lot on Carver Dr beside Gus and Mable Oglesby's house
F04A247	Heirs Known or Unknown of Glover, Willie, Deceased	Glover, Willie	Zachery Lindsey - 500.00 - 4/4/23	
F05A148	Heirs Known & Unknown of Habersham, Lillie Mae, Deceased	Habersham, Lillie Mae	Zachery Lindsey - 500.00 - 4/4/23	
F04A120	Allen, Jessica	Allen, Jessica	Zinc Properties, LLC - 5000.00 - 7/1/25	It appears to have been bought back Zinc Properties is in Atlanta
052038	Aguilar, Fernando & Aguilar, Aareli	Aguilar, Fernando & Aguilar, Aareli	Zinc Properties, LLC - 7000.00 - 7/1/25	It appears to have been bought back Zinc Properties is in Atlanta



Case for a Peach County Land Bank Authority

Why Peach County Needs a Land Bank

Even with a strong blight ordinance and blight tax, Peach County continues to face:

- High absentee ownership, especially in tax-sale homes
- Investor purchases converting homes into rentals, draining local wealth
- Blighted or abandoned structures in key areas
- Growing development pressure that risks disorganized or “sloppy” growth

A Land Bank Authority gives Peach County the ability to take control of distressed, vacant, and strategic properties—and guide redevelopment in a way that protects community wealth and directs growth where it benefits residents.

What a Land Bank Does

Under O.C.G.A. § 48-4-100 et seq., a Land Bank Authority can:

- Acquire tax-delinquent, abandoned, vacant, or blighted parcels
- Clear title so property becomes marketable again
- Hold property until the right project or buyer emerges
- Dispose of property strategically—favoring owner-occupancy, local businesses, FVSU-area revitalization, and neighborhood stability

Why This Helps Peach County

- Stops wealth drain by returning property to local ownership
- Manages development pressure so growth is intentional—not chaotic or exploitative
- Supports blight enforcement and revitalization
- Strengthens partnerships with Fort Valley and Byron through an Intergovernmental Agreement (IGA)
- Builds long-term community wealth and stabilizes neighborhoods
- Enables guided growth around Fort Valley State University and key corridors

Who Is Involved in Starting the Land Bank?

- Board of Commissioners – authorization & board appointments
- County Attorney – drafts the IGA & ensures compliance
- Cities of Fort Valley & Byron – optional partners, but highly beneficial
- Tax Commissioner / Assessor – tax sale coordination & parcel data
- Code Enforcement & Planning/Zoning – identify candidate properties
- Economic Development Authority – aligns redevelopment with county goals

What Commissioners Are Being Asked to Consider

1. Establish a Peach County Land Bank Authority
2. Approve an Intergovernmental Agreement with Fort Valley and Byron
3. Appoint the initial Land Bank Board
4. Use the Land Bank to strategically shape growth and reduce absentee ownership
5. Integrate the Land Bank into Peach County's stability, blight reduction, and reinvestment strategy



Peach County Land Bank Authority Two-Page Briefing for Commissioners

Why the Land Bank Is Needed Now

Peach County faces a growing number of blighted, abandoned, and deteriorating properties—many of which are owned by individuals who live outside the county or even outside the state. These absentee owners have little incentive to maintain or redevelop their properties, resulting in long-term decline in neighborhoods, depressed property values, and increased strain on Code Enforcement and public resources. Recent examples include properties owned by individuals in Anchorage, Alaska; New Jersey; Rome; Stockbridge; Lawrenceville; and Macon. These owners have not maintained their structures, leaving neighborhoods burdened with unsafe buildings, overgrowth, and stagnant depreciation.

Why Blight Ordinance + Blight Tax Alone Are Not Enough

Peach County already has strong tools in place: a blight ordinance and a 7× blight tax multiplier. However, these tools alone cannot take control of a property—only penalize it. Absentee owners frequently ignore citations, do not respond to notices, do not maintain their lots, and often allow conditions to worsen. Without the ability to acquire, clear title, and redirect these properties back into productive use, the county continues to face the same long-term blight, year after year. A Land Bank is the missing mechanism that gives the county the power to permanently address these properties.

The Impact of Absentee Ownership on Peach County

- Depressed home values in affected neighborhoods
- Higher enforcement, mowing, and cleanup costs
- Increased crime and safety concerns
- Reduced tax revenue and slower economic growth
- Negative visual impact around Fort Valley State University
- Long-term erosion of community wealth and stability

These conditions weaken neighborhoods and hinder revitalization around key areas such as FVSU, downtown Fort Valley, and county corridors. A Land Bank creates a structured pathway to reverse these trends.

What a Land Bank Can Do That No Other Agency Can

- Acquire tax-delinquent, abandoned, or blighted properties
- Eliminate liens and clear complicated title issues
- Hold property tax-free until redevelopment is ready
- Partner with Fort Valley State University and local nonprofits
- Redirect property to local families, builders, or revitalization partners
- Bundle small parcels to support meaningful redevelopment
- Prevent speculative rental purchases and encourage owner-occupancy

How a Land Bank Supports the Blight Ordinance & Code Enforcement

A Land Bank becomes the operational solution that turns enforcement into action. Together, these tools create: **Blight Identified** → **Code Enforcement** → **Noncompliance** → **Land Bank Acquisition** → **Rehab or Removal** → **Reinvestment** This gives the county the ability to address long-term problem properties permanently, rather than repeatedly citing them with no improvement. It also reduces repeated inspection burdens and cleanup costs.

Strategic Growth and Community Reinvestment

Peach County is experiencing increased development pressure. Without proper tools, growth can become uncoordinated and speculative. A Land Bank ensures redevelopment is intentional, stabilizes neighborhoods, and promotes local ownership—especially around high-impact areas like Fort Valley State University. A Land Bank enables the county to shape growth, protect residents, and strengthen the tax base. It builds long-term community wealth while enhancing safety, aesthetics, and economic opportunity.

Recommendation to Commissioners

Establishing a Peach County Land Bank Authority will:

- Strengthen enforcement of existing blight laws

- Reduce the burden on Code Enforcement
- Support responsible redevelopment
- Encourage local ownership and investment
- Improve conditions around FVSU and key corridors
- Position Peach County to access state, federal, and philanthropic grants

A Land Bank is the essential next step in restoring distressed neighborhoods and guiding future development responsibly.

Example Act



**PEACH COUNTY
COMMUNITY STABILITY &
REINVESTMENT ACT**

PEACH COUNTY COMMUNITY STABILITY & REINVESTMENT ACT

SECTION 1. TITLE

This Ordinance shall be known and may be cited as the “Peach County Community Stability & Reinvestment Act.”

SECTION 2. AUTHORITY

This Act is adopted pursuant to:

The Constitution of the State of Georgia,

O.C.G.A. §§ 36-1-20, 36-1-21, 36-1-22 (general county police powers),

O.C.G.A. Title 36, Chapter 61 (Urban Redevelopment Law),

O.C.G.A. Title 41 (Nuisances),

O.C.G.A. § 41-2-7 et seq. (Abatement of Nuisances),

O.C.G.A. Title 48, Chapter 5 (taxation authority),

O.C.G.A. § 48-5-48.4 (Community Redevelopment Tax Incentive Program — Blight Tax Multiplier),

O.C.G.A. § 36-44-1 et seq. (Land Bank Authorities),

O.C.G.A. Title 36, Chapter 70 (Service Delivery Strategy),

The zoning and land-use powers of Georgia counties.

SECTION 3. PURPOSE

This Act is intended to:

Stabilize residential neighborhoods and commercial corridors;

Increase homeownership and reduce absentee landlordism;

Limit destabilizing concentrations of rental housing;

Address commercial vacancies and blighted structures;

Support reinvestment and economic development;

Strengthen community safety and property values;

Support operations of the Peach County Land Bank Authority;

Provide a model for municipal adoption by Fort Valley and Byron.

SECTION 4. LEGISLATIVE FINDINGS

The Board of Commissioners finds:

A. Residential Stability

Absentee ownership in single-family neighborhoods contributes to blight and instability.

Recent statewide research (referenced by members of Georgia's U.S. Senate delegation) found corporate ownership exceeding 30% of single-family homes in some Georgia regions.

Peach County has experienced similar patterns.

Owner-occupants generally maintain property better and support neighborhood stability.

B. Rental Saturation

5. Research shows rental concentrations above 15–20% harm community stability.

6. A 15% cap on non-owner-occupied homes in subdivisions and census blocks is reasonable.

C. Commercial Blight

7. Vacant commercial buildings harm economic development and safety.

8. Many such structures are absentee-owned.

9. Long-term vacancies (180+ days) worsen deterioration.

10. The 7× blight millage multiplier is necessary to compel remediation.

D. Land Bank

11. The Land Bank is essential to redeveloping blighted and abandoned properties.

SECTION 5. DEFINITIONS

Owner-Occupied: Owner resides 10+ months per year.

Non-Owner-Occupied: Any dwelling not owner-occupied.

Rental Property: Single-family dwelling occupied by non-owner.

Rental License: County-issued authorization to operate a rental home.

Subdivision: Any platted residential development.

Census Block: U.S. Census Bureau unit.

Tax-Sale Property: Property sold under O.C.G.A. Title 48, Ch. 4.

New-Build: Home with Certificate of Occupancy after effective date.

Rental Saturation: % of non-owner-occupied single-family homes.

Commercial Structure: Non-residential building.

Vacant Commercial Structure: Unoccupied 180+ days.

Absentee Owner: Owner with address outside Peach County OR lacking a local property manager.

Local Property Manager: Person/business located in Peach County authorized to act for the owner.

Blighted Property: As in O.C.G.A. § 48-5-2 and § 48-5-48.4.

Land Bank Authority: Peach County Land Bank Authority.

TITLE I — RESIDENTIAL STABILITY & OWNER-OCCUPANCY

SECTION 6. PURPOSE OF TITLE I

To strengthen neighborhoods, increase ownership, prevent investor takeover, and reduce blight.

SECTION 7. 60-MONTH OWNER-OCCUPANCY FOR TAX-SALE HOMES

(a) Applies to all tax-sale homes.

(b) May NOT be used as rental for sixty (60) months after redemption period ends.

(c) Allowed uses: owner-occupied, vacant for rehab, or transferred to Land Bank.

(d) Prohibited uses: rental, STRs, rooming houses.

(e) Exemptions: military, medical hardship, inheritance, Land Bank transfer.

(f) Penalties:

\$1,000/month

License denial

Nuisance action

Blight designation

SECTION 8. 60-MONTH OWNER-OCCUPANCY FOR NEW-BUILDS

- (a) Applies to all new single-family homes.
- (b) Rental prohibited for 60 months.
- (c) Encourages homeowners rather than investors.
- (d) Exemptions: military, hardship, transfer to owner-occupant, Land Bank.
- (e) Penalties: license denial, fines up to \$1,000/month, possible CO action.

SECTION 9. RENTAL LICENSE REQUIRED

- (a) Required for all non-owner-occupied single-family homes.
- (b) Apartments exempt.
- (c) Application requires:
 - Proof of ownership
 - Local property manager
 - Inspection
 - Compliance with saturation caps
 - Not under a 60-month restriction
- (d) One-year renewable license.
- (e) Revocation for violations of codes or this Act.
- (f) Penalty for renting without license: \$1,000/month.

SECTION 10. 15% RENTAL SATURATION CAP

- (a) Applies to subdivisions & census blocks.
- (b) Cap = 15% non-owner-occupied limit.
- (c) Apartments excluded.
- (d) County keeps registry.
- (e) Once cap met → no new licenses allowed.
- (f) Variance only for severe hardship.

SECTION 11. BUILD-TO-RENT SUBDIVISION RESTRICTIONS

- (a) Defines BTR subdivisions.
- (b) Requires Special Use Permit.
- (c) Criteria include preventing oversaturation.
- (d) County may deny SUP.

SECTION 12. OWNER-OCCUPANCY COVENANTS

County may require developers to record:

Owner-occupancy rules

Rental caps

Maintenance standards

Anti-bulk purchase provisions

SECTION 13. MINIMUM PROPERTY STANDARDS FOR RENTALS

All rentals must meet:

building codes

safety codes

sanitation

exterior maintenance

utilities

SECTION 14. ENFORCEMENT OF TITLE I

Violations subject to:

civil fines

license revocation

blight designation

nuisance enforcement

Land Bank referral

TITLE II — COMMERCIAL BLIGHT & ABSENTEE OWNERSHIP

SECTION 15. PURPOSE OF TITLE II

To eliminate commercial blight, strengthen business corridors, and ensure accountability for absentee owners.

SECTION 16. COMMERCIAL VACANCY REGISTRY

- (a) Applies to buildings vacant 180+ days.
- (b) Must register within 30 days.
- (c) Fees may escalate.
- (d) Owner must provide plans and contacts.
- (e) Renew annually.
- (f) Penalty: \$1,000/month.

SECTION 17. MANDATORY LOCAL PROPERTY MANAGER

Absentee owners must appoint a local property manager.

Failure → fines, business license suspension, blight review.

SECTION 18. MINIMUM COMMERCIAL MAINTENANCE STANDARDS

Requires:

secure windows/doors

roof integrity

no exposed wiring

safe structure

maintained grounds

SECTION 19. COMMERCIAL BLIGHT DESIGNATION

- (a) County may designate blighted properties.
- (b) Criteria include unsafe conditions, repeated violations, long vacancy.
- (c) Hearing required.

(d) Imposes 7× millage multiplier.

(e) Removed after remediation.

SECTION 20. ANTI-DEMOLITION-BY-NEGLECT

Owners cannot allow deterioration to justify demolition.

SECTION 21. REPAIR-OR-DEMOLISH AUTHORITY

County may:

issue repair orders

issue demolition orders

lien property

transfer to Land Bank

SECTION 22. BUSINESS LICENSE ENFORCEMENT

Unsafe commercial buildings may trigger:

conditional license

suspension

revocation

SECTION 23. LAND BANK INTEGRATION

Land Bank may acquire:

vacant commercial

blighted structures

properties failing repair orders

Land Bank may impose:

redevelopment standards

reinvestment covenants

affordability covenants

TITLE III — ENFORCEMENT, APPEALS, MUNICIPAL INTEGRATION & LAND BANK

SECTION 24. PURPOSE

To provide consistent enforcement and cooperation with city governments.

SECTION 25. ENFORCEMENT AUTHORITY

Act enforced by:

Code Enforcement

Building Official

Fire Marshal

Tax Assessor

Sheriff's Office

Land Bank

Agencies must share data.

SECTION 26. NOTICE OF VIOLATION

Must include:

description

corrective actions

deadlines

penalties

appeal rights

Delivered by mail, posting, or to local manager.

SECTION 27. ADMINISTRATIVE HEARINGS

Hearing Officer or Board may impose:

fines

repairs

demolition

license revocation

Land Bank referral

SECTION 28. PENALTIES

Up to:

\$1,000 per violation per month

daily ongoing fines

inspection fees

blight designation

license suspension

liens

SECTION 29. APPEALS

Deadline: 30 days.

Appeals heard by Appeals Board or ALJ.

Final decisions may go to Superior Court.

SECTION 30. VARIANCES & HARDSHIP

Valid hardships:

military

medical

inheritance

Not valid:

investment preference

desire to exceed rental caps

SECTION 31. MUNICIPAL ADOPTION (BYRON & FORT VALLEY)

Cities may adopt:

Title I

Title II

Title III

Entire Act

Cities may share:

inspectors

rental licensing systems

vacancy registry

blight enforcement

Land Bank participation

SECTION 32. LAND BANK INTEGRATION

Land Bank may:

receive blighted residential & commercial

enforce rehab covenants

sell properties with restrictions

accept voluntary transfers

Priority given to:

repeated violations

long-term vacancies

saturation violations

unsafe structures

SECTION 33. IMPLEMENTATION & TRANSITION

Effective 90 days after adoption.

Rental properties:

180 days to obtain license

12 months to complete compliance

Commercial vacancy owners:

90 days to register

Where rental saturation exceeds 15%, no new licenses issued.

SECTION 34. SEVERABILITY

Invalid sections do not affect the remainder.

SECTION 35. REPEAL OF CONFLICTING ORDINANCES

All conflicting ordinances repealed to the extent of conflict.

SECTION 36. EFFECTIVE DATE

Effective no later than 90 days after adoption.