



# Eminent Domain Sign text



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DEMOREST MAYOR AND CITY COUNCIL

## Notice of Public Hearing

The \_\_\_\_\_ property \_\_\_\_\_ located \_\_\_\_\_ at \_\_\_\_\_

Demorest, GA is subject to a proposed eminent domain proceeding for the purposes of expanding its water system.

Date January 6, 2025

Time 7:00 pm

Location: Demorest Municipal Building  
250 Alabama Street  
Demorest, GA 30535

Contact the City Manager with questions, 706-778-4202.



Edit in Word



# 2025.12.10 - Holby & Bick...



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RICHARD A. CAROTHERS (GA & OH)  
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WRITER'S DIRECT DIAL: (678) 730 0433

December 17, 2025

### VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED AND HAND-DELIVERY

Stephanie Beavers Holby  
2408 Havenridge Dr. NW  
Atlanta, GA 30305

Cynthia B. Bickman  
700 Trinity Church Road  
Canton, GA 30115

Re: Property: 2 Lots Tallulah, Tallulah Falls, GA 30573  
Parcel Nos. 100D 006 & 100D 006A

Dear Ms. Holby and Bickman:

Please accept hand delivery of this correspondence, which shall serve as notice that the above-stated property is subject to a proposed condemnation by the City of Demorest, Georgia. In addition, a sign will be posted in the right-of-way adjacent to the property as is required by state law. There will be a public hearing on the matter, and the City of Demorest City Council will decide whether to exercise the power of eminent domain at 7:00 p.m. on January 6, 2026 in the meeting room of the City Municipal Building for the City of Demorest located at 250 Alabama Street, Demorest, Georgia 30535.

Pursuant to O.C.G.A. § 22-1-10(a), the City of Demorest's City Council may approve the exercise of eminent domain after fifteen (15) days from the date of service of this notice. Pursuant to O.C.G.A. § 22-1-10.1, the City of Demorest may initiate the proposed condemnation after thirty (30) days from the date of approval of the exercise of the power of eminent domain. Also served with this notice are (i) a copy of the Landowner Statement of Rights promulgated by the Georgia Department of Community Affairs pursuant to O.C.G.A. § 22-1-10(d) and (ii) a sample motion pursuant to O.C.G.A. § 22-1-11. Please note that while it is required to provide these documents by law, the City plans to acquire the property interest by the Declaration of

Stephanie Beavers Holby  
Cynthia B. Bickman  
December 17, 2025  
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Taking method which differs from the method outlined therein. Please consult with counsel because your rights are strictly governed by law.

Also enclosed are the appraiser's opinion of value, the comparable sales upon which that is based, and a drawing showing the area of acquisition.

If you have any questions regarding this matter, please contact the City Manager, Mark Musselwhite at (706) 778-4202 or me at (770) 932-3552 ext. 103.

Very truly yours,

CAROTHERS & MITCHELL, LLC  
/s/ Thomas M. Mitchell  
Thomas M. Mitchell  
City Attorney

TMM/krh  
Enclosures



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