



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: March 5, 2025

Subject: **Grove at Rosebud, LLC/Magnolia Bluff Easement Transfer**

The request before you is for the approval and authorization for the Chairman to execute a resolution declaring a recorded easement unserviceable, and approving the transfer of any property interest possessed by Hall County resulting from the easement to Grove at Rosebud, LLC via quit claim deed for the purpose of managing and improving drainage in the surrounding area, subject to review and approval by the County Attorney.

On January 2, 2025, I was contacted by Corbitt Woods, the developer of Magnolia Bluff subdivision, asking for my assistance in identifying an easement that had been discovered during title search for the development. Neither the deed nor the exhibit recorded with the deed in 1980 provided much detail in locating the exact area of the easement, and I forwarded the information to the legal team for direction. During that time, Mr. Woods' team determined that the easement is not on any property contained at Magnolia Bluff; however, they have requested that the county abandon the easement to clearly release the property and title from any connection to it.

On February 19, Hall County's Legal Department confirmed that they were supportive of approving the requested easement transfer as further research had shown that it was unlikely that the county still had rights to the property, and if it did, the easement would not affect or benefit the county.