

Eminent Domain & Condemnation

Our attorneys have one of Georgia's deepest and broadest knowledge bank of state eminent domain law. One of our attorneys is a leading expert on recovering lost profits in business condemnation cases and has spoken and continues to speak at numerous conferences across the country. Another drafted the landmark 2006 Georgia legislation that overhauled the State's eminent domain laws. We have had numerous jury trials in eminent domain cases and favorably resolved many other such matters for our clients.

Representative Matters

- We represented a national commercial printing business with operations in Valdosta and The Rock, Georgia, in negotiations with DOT and CSX to accommodate condemnation in a manner that allowed client to execute design plans to construct a critical rail track expansion in Valdosta.
- Our firm was able to quickly negotiate a deal with Forsyth County to fairly compensate landowner for land taken and related expenses, as well as favorable arrangement for median breaks, curb cuts, and landscaping.
- We represented a corporate landlord, involving negotiations with both DOT and long-term tenant to protect property and enhance value of current lease.
- Our firm represented a major department store chain to recover the loss of the value of parking spaces in a MARTA condemnation. Our client recovered more than \$2 million for its loss of use of nonexclusive easements rights to shopping center parking spaces.
- We represented property owners affected by DOT easement and fee simple condemnations.
- Our firm represented owners of large properties that incurred losses as a result of road widenings.
- We represented a national hardware chain on construction and staging easement issues.
- We represented numerous businesses which incurred business losses as a result of condemnations, including fast food restaurants.
- Our firm represented property owners claiming "inverse condemnation" arising out of regulatory changes such as stream buffer, floodplain and zoning ordinances, and roadway or traffic changes.
- *Allright Auto Parks, Inc. v. City of Atlanta*, 257 Ga. 315 (1987) (propriety of taking of private property for quasi-public development)
- *United Waste, Ltd. v. Fulton County*, 184 Ga. App. 694 (1987) (recovery of lost value of landfill property in an eminent domain proceeding)