

Tax ID: 7-320-017, 015, 015A, 015B, 016, 018, 018A, 019, 020, 021, 022, 024, 027, 030, 031, 035, 043 / 7-320A-001, 001A, 003, 004, 005, 004, 020, 024, 026

Total Number of Housing Units: **Unknown all to be demolished**

Proposed Housing: **78**

Proposed Development: **Single Family Residential PRD Development**

Street Address if Known: **Georgia Highway 20 & Henry Bailey Avenue**

Population: **Unknown**

Acreage: **30 Acres**

ORDINANCE FOR ANNEXATION

THE COUNCIL OF THE CITY OF SUGAR HILL HEREBY ORDAINS:

WHEREAS, **GA 20 Ventures North, LLC** did on **January 10, 2005** apply to have lands annexed into the existing corporate limits of The City of Sugar Hill, Georgia; and

WHEREAS, it appears to the governing body of The City of Sugar Hill, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of The City of Sugar Hill, that the applicants represent not less than sixty percent (60%) of the owners and resident electors of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, public hearings were held on said application for annexation and on the proposed zoning of the area to be annexed on **January 18, 2005** and **February 14, 2005**; and

WHEREAS, prior to said public hearing the City of Sugar Hill, Georgia did prepare a report setting forth its plans to provide services to the area to be annexed as required by the Official Code of Georgia Annotated Section 36-36-35; and

WHEREAS, the governing body of the City of Sugar Hill, Georgia has determined that the annexation of the area proposed to be annexed would be in the best interest of the residents and property owners of the area proposed for annexation and of the citizens of the City of Sugar Hill, Georgia and

WHEREAS, the governing body of the City of Sugar Hill, Georgia has determined that the proper zoning classification for the area proposed to be annexed is **Single Family Residential Planned Unit Development District (RS-100/PRD) for the 27.93 acres as shown on the site plan approved by the City Council and attached hereto as Exhibit A, and Medium Density Residential District (RS-100) for the 2.07 acres shown on the site plan approved by the City Council as "Out Parcel" being tax parcel 7-320-20.**

BE IT, THEREFORE, ordained that the following described lands be and the same hereby are, annexed to the existing corporate limits of the City of Sugar Hill, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Sugar Hill, Georgia, to-wit:

All that tract or parcels of land lying and being in Land Lot **320 & 320A** of the 7th land district of Gwinnett County, Georgia and being more particularly shown on the site plan designated as Exhibit "A" attached hereto and made a part of this ordinance and incorporated herein by reference.

BE IT FURTHER ORDAINED that "The Zoning Ordinance of the City of Sugar Hill" is hereby amended by adding to the official zoning map adopted by the Ordinance the area annexed by this Ordinance and by classifying that area as **Single Family Residential Planned Unit Development District (RS-100/PRD) for the 27.93 acres as shown on the site plan approved by the City Council and attached hereto as Exhibit A, and Medium Density Residential District (RS-100) for the 2.07 acres shown on the site plan approved by the City Council as "Out Parcel" being tax parcel 7-320-20** on said official zoning map.

THE COUNCIL FURTHER ORDAINS that "The Land Use Map" adopted as a part of the 1997 Comprehensive Plan is hereby amended by adding said property to the Land Use Map with a designation of **Residential Use.**


BE IF FURTHER ORDAINED that the following conditions be applied as **Conditions of Zoning on said property:**

- **SEE ATTACHED CONDITIONS EXHIBIT "B-1" for the 27.93 acre tract.**
- **SEE ATTACHED CONDITIONS EXHIBIT "B-2" for the 2.07 acre tract**

BE IT FURTHER ORDAINED that the Clerk of the City of Sugar Hill certify a copy hereof and file the same with the Department of Community Affairs and with the Gwinnett County governing authority pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-3.

IT IS SO ORDAINED, this 14 day of February, 2005.

Those Councilmembers voting in favor:



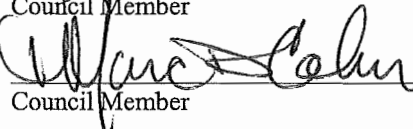
Council Member



Council Member



Council Member



Council Member

Council Member

Those Councilmembers voting in opposition:

Council Member

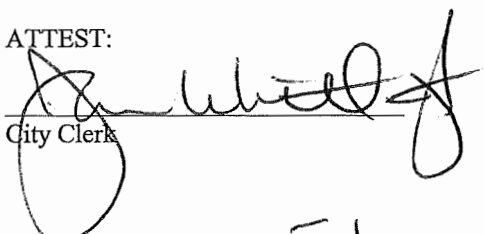
Council Member

Council Member

Council Member

Council Member

ATTEST:



City Clerk

Submitted to Mayor: February 23, 2005

Approved by Mayor, this _____ day of _____ 2005.

Veto
Veto overridden March 14, 2005
Vote of 4-0

Gary Pirkle, Mayor

AX-04-029
REPORT OF SERVICES PROVIDED

The following services will be available, as indicated the property to be annexed.

- X Fire and police protection are presently provided to the residents of the City of Sugar Hill by Gwinnett County. Thus, the proposed Annexation would not affect or cause any interruption in police or fire protection in the area to be annexed.
- X Street Maintenance is presently provided by the City of Sugar Hill for the areas within the corporate boundaries of the municipality. Street Maintenance is provided to the city streets as needed in accordance with financial capabilities and other planning consideration. The City foresees no difficulty in providing street maintenance service to the area to be annexed. The services would begin upon the date of Annexation. No increased street maintenance in the area to be annexed is foreseeable in the immediate future. The area is presently served by County roads that are adequately maintained. Any new streets developed in the area to be annexed would be required to be subject to the same Maintenance requirements as streets developed in areas presently within the city limits.
- X Garbage Collection is presently provided by the City of Sugar Hill for the areas within the corporate boundaries of the municipality. Garbage Collection is provided once per week. The City foresees no difficulty in providing garbage collection to the area to be annexed. The services would begin upon the date of the annexation. Garbage collection would be made available to any resident of the area to be annexed by adding the area to a regular collection route.
- X Gas Service will be available at the property to be annexed. Gas Mains for new developments on the property shall be installed by the Developer. Tap-Ons for individual services lines and meters are paid for at the time the building permit is purchased.
- X Water and sewer service are presently provided to the residents of the City of Sugar Hill by Gwinnett County. Any existing water and sewer service to the area proposed for annexation is provided by Gwinnett County and the annexation will not affect this service. The developer of the property to be annexed will provide for the extension of major trunk water mains and sewer outfalls to service the new development on the property during the construction phase of the approved project plans showing the extension of water mains and sewer outfalls must be submitted to and approved by Gwinnett County. Any new water mains and sewer outfalls will be installed prior to development in accordance with Gwinnett County regulations so that residents of the annexed area will be able to secure public water and sewer service. The City does not believe that the proposed annexation will cause any interruption in water or sewer service in the area to be annexed, or change the method by which water and sewer service is provided to the new development within the area.
- X Maps required by O.C.G.A. Section 36-36-35(b)(1) are attach hereto and are incorporated herein by reference. To obtain more detailed information concerning the location of major trunk water mains and sewer outfalls, refer to the Gwinnett County Existing Sewer Map (G04012 - JLO/03-03-04) and the Gwinnett County Existing Water Map (G00090 - MJP/10-02-03) which are incorporated herein by reference. A copy of these maps may be viewed at the City of Sugar Hill's Department of Planning and Development located at City Hall.

LEGAL DESCRIPTION
for
RESIDENTIAL PROPERTY

All that tract or parcel of land lying and being in Land Lot 320 of the 7th District, City of Sugarhill Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the **POINT OF BEGINNING** thence $N58^{\circ}48'29''E$, a distance of 576.96 feet; thence $N60^{\circ}55'36''E$, a distance of 1,162.82 feet; thence $S30^{\circ}49'12''E$, a distance of 545.87 feet; thence $S58^{\circ}10'16''W$, a distance of 268.83 feet; thence $S19^{\circ}47'02''E$, a distance of 744.22 feet; thence $N87^{\circ}57'07''W$, a distance of 101.04 feet; thence $N88^{\circ}02'35''W$, a distance of 171.49 feet; thence $N01^{\circ}38'51''E$, a distance of 98.12 feet; thence $N88^{\circ}21'09''W$, a distance of 937.81 feet; to the point of curve of a non tangent curve to the right, having a radius of 150.00 feet with an arc distance of 115.07 feet, $N89^{\circ}15'49''W$ with a distance of 112.26 feet; thence $N27^{\circ}05'18''E$, a distance of 5.38 feet; thence $N62^{\circ}54'42''W$, a distance of 28.12 feet; thence $N81^{\circ}14'05''W$, a distance of 71.93 feet; thence $N69^{\circ}25'49''W$, a distance of 325.78 feet; thence $N29^{\circ}30'53''W$, a distance of 193.08 feet back to the **POINT OF BEGINNING**.

Said property containing 1,306,812 square feet or 30.00 acres.

JAN 18, 05

RESIDENTIAL

AY-01-029

AX-04-029
CONDITIONS OF ZONING
EXHIBIT "B-1"

Approval of Annexation

Approval of Rezoning to RS-100 / PRD with the following conditions:

1. The preliminary plat and final plat shall be based upon the approved zoning plat approved by the Mayor and City Council.
2. The main entrance from Hwy. 20 shall be completed prior to recording of the residential final plat or commercial final plat, whichever comes first.
3. A residential unit shall be minimum of 2,400 sq. ft. of heated space.
4. With the Preliminary Plat, the developer with provide a "traffic study" to determine transportation and traffic impact on Hwy. 20 and the proposed development. Traffic study must incorporate coordination and installation of traffic lights proposed and approved for GA 20 Venture / Bellagio Estate I. Any and all recommended improvements must be implemented by the developer. The study must be conducted and signed by a registered traffic engineer and submitted to the Director of Planning and Development for approval.
5. Provide an active amenity area, consolidated at one location, with amenities in the proposed development similar to proposed amenities in the approved case AX 04 026.
6. The street lights and poles shall be of decorative design. The street lights of commercial and residential area must be of similar type. The design of street lights, street poles and colors must be submitted to the Director, Planning and Development, for approval with the Preliminary Plans.
7. Security lights along the walls shall be installed at the lowest possible height with protectors. Security light poles shall be installed to the farthest point from the property line pointing inwards to the property and shall be of cut off luminary type with protectors if required.
8. Must provide a tree preservation plan showing preserving trees to the maximum possible extent prior to obtaining permits for grading and clearing. Existing trees along the property lines must be preserved **to the maximum possible extent**. In the event, if vegetation is not sufficient or providing a visual screen, then those areas must be vegetated with similar or complimentary tree species. The Tree Preservation Plan and Landscape Plans prepared by a registered landscape architect must be submitted to the Director, Planning and Development, for approval.

9. The entrance of the proposed development (GA 20 Ventures North) must align with the GA 20 Ventures / Bellagio Development. The engineering plans must be submitted to the City Engineer for approval.
10. No clearing, grubbing, and/or grading permits shall be issued prior to approval of Preliminary Plans.

Following Conditions agreed between the Applicant and Emerald Lake Subdivision Residents

11. Rear building set back shall be minimum 30 feet from the property line.
12. Provide five foot wide undisturbed or enhanced buffer along the 15 Emerald Lake lots North West of the proposed development.
13. Storm water runoff shall be self-contained so that no storm water flow above beyond the existing flow will be allowed to runoff onto Emerald Lake properties in accordance with State Law and City soil and erosion requirements.
14. All approved conditions must be deeded and recorded on the Final Plat.

AX-04-029
CONDITIONS OF ZONING
EXHIBIT "B-2"

Approval of Annexation

Parcel R7-320-020, 2.07 Acres, Conditions of Zoning

Zoned RS-100 with the following conditions:

1. This property may only be used as a single residential lot.
2. Any subdivision of this property shall require a rezoning application and the specific approval of the subdivision plan by the Mayor and Council subject to any conditions and restrictions the Mayor and Council shall deem appropriate and allowed by law.



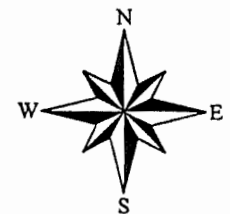
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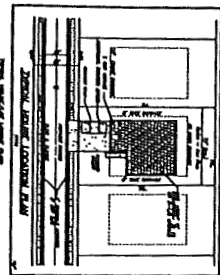
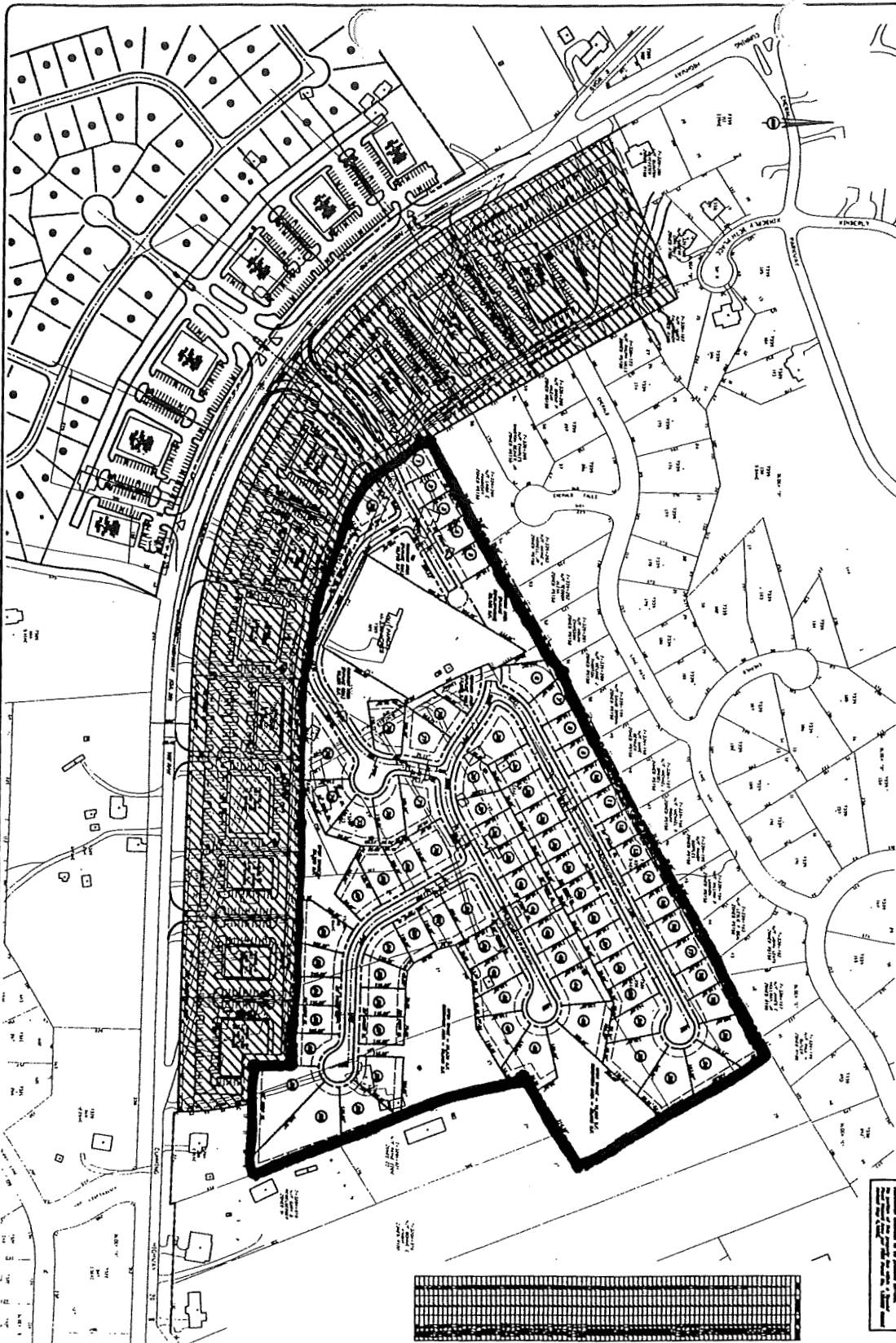
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7-320-022	7-320A-003
7-320-030	7-320A-004
7-320-031	7-320A-005
7-320-043	7-320A-001
7-320-021	7-320A-007
7-320-024	7-320A-020
7-320-027	7-320A-024
7-320-035	7-320A-026

APPLICANT: GA 20 Ventures North, LLC
 PRESENT ZONING: R-75
 PROPOSED ZONING: RS-100 PRD & RS-100
 PROPOSED USE: Single Family Residential PRD Development
 ACREAGE: 35.97 Acres

Planning Commission Meeting:
 Monday, December 6, 2004
 @ 6:00 PM

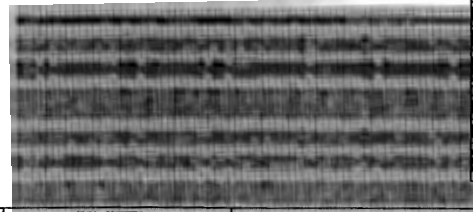
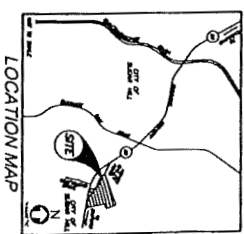
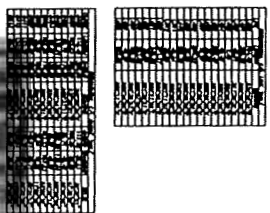
City Council Meeting:
 Monday, December 6, 2004
 @ 7:30 PM





NOTICE TO CONTRACTORS

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN.



BELLAGIO ESTATES II for GA 20 VENTURES NORTH, LLC



PROJECT NAME: BELLAGIO ESTATES II
CLIENT: GA 20 VENTURES NORTH, LLC
DESIGNER: [Firm Name]
DATE: [Date]

NO.	DATE	DESCRIPTION
1	10/15/2023	PRELIMINARY PLAN
2	11/01/2023	FINAL PLAN

