

DATE: March 2, 2017
TO: City Council
FROM: Planning Director KA
SUBJECT: Petition for Road Abandonment | Henry Bailey Road



REQUEST

Adjoining property owners have requested abandonment of a portion of Henry Bailey Road in response to changed zoning conditions and realignment of the intersection at Highway 20.

Applicant/Owner: Bellagio Properties LLC
Existing Zoning: BG
Request: To abandon a portion of Henry Bailey Road abutting applicants property.
Property Size: Henry Bailey Road subject area - ± 0.495 Acres
Location: Henry Bailey Road, northwest of Henry Bailey Connector Road bordering the undeveloped commercial parcels (7339 068, 7339 069, 7339 071, 7320 015 & 7320 015A).
Public Notice: Advertisement posted in Gwinnett Daily Post Legals Section, run dates 3/1/2017 and 3/8/2017.
Public Response: None.

FINDINGS OF FACT

- Henry Bailey Road originally intersected with Highway 20 at an acute angle.
- Recent improvements to Highway 20 resulted in a right angle intersection aligned with Bellagio Drive on the opposite side.
- Bellagio Properties, LLC owns all adjoining parcels which front the remaining Henry Bailey Road northwest of the new Henry Bailey Connector Road.
- This remaining right of way appears to serve no public purpose and could be an impediment to future development of otherwise contiguous parcels which, when combined, has significant useable frontage along Highway 20.

STAFF RECOMMENDATION

Coordinate with the City Attorney to:

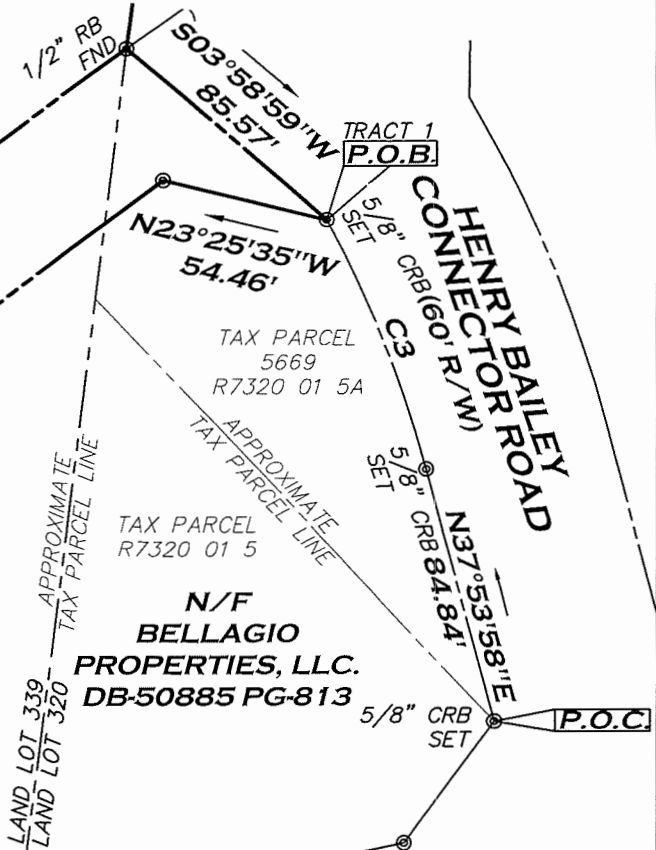
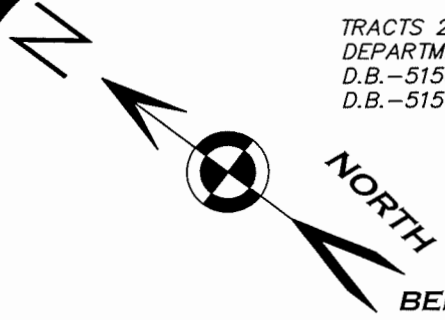
1. Abandon those portions of Henry Bailey Road shown as Tract 1 on the attached Right of Way Exhibit.

TRACT 1 OWNED BY THE CITY OF SUGAR HILL

TRACTS 2 AND 3 OWNED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION
 D.B.-51501 PG-306
 D.B.-51501 PG-315

TAX PARCEL
 5700
 R7339 204
 N/F

BELLAGIO PROPERTIES, LLC.
 DB-50885 PG-813



TRACT 3
 0.046 ACRES
 2,000 SQUARE FEET

TRACT 3
 P.O.B.

HENRY BAILEY ROAD
 (R/W VARIES)

TRACT 1
 0.495 ACRES
 21,579 SQUARE FEET

TRACT 2
 0.062 ACRES
 2,697 SQUARE FEET

TRACT 2
 P.O.B.

CH=108.78'
 S66°11'28"E
 L=108.85'
 R=858.85'

C4
 S69°46'11"E
 91.82'

C2
 N70°10'05"W
 90.55'

TAX PARCEL
 R7339 069

N/F
 BELLAGIO PROPERTIES, LLC.
 DB-50885 PG-813

N35°35'44"W 91.17'
 N35°35'44"W 77.51'
 5/8" CRB SET

CUMMING HIGHWAY
 GA HWY 20
 (R/W VARIES)

LINE	BEARING	DISTANCE		
L1	S54°24'16"W	20.88'		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	903.85'	33.19'	33.19'	N68°46'13"W
C2	50.00'	57.79'	54.63'	S81°26'07"W
C3	R370.00'	A88.10'	C87.89'	BN31°04'39"E
C4	R50.00'	A116.36'	C91.82'	BS69°46'11"E



LOWERY & ASSOCIATES
 LAND SURVEYING, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30121
 770-334-8186
 WWW.LOWERYLANDSURVEYS.COM
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 GEORGIA C.O.A.: LSF-001102

**RIGHT OF WAY EXHIBIT OF:
 HENRY BAILEY ROAD**

DATE: AUGUST 9, 2016	SCALE: 1"=60'
STATE: GEORGIA	COUNTY: GWINNETT
LAND LOTS: 320 & 339	DISTRICT: 17TH

TRACT 1

All that tract or parcel of land lying in and being in Land Lots 320 & 339 of the 17th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8 inch capped rebar set at the easterly corner of the mitered intersection of the northwesterly right of way of the Henry Bailey Connector Road (having a 60 foot, publicly dedicated right of way) and the northeasterly right of way of Cumming Highway (Georgia Highway 20) (having a variable width, publicly dedicated right of way); Thence leaving said northerly right of way of Cumming Highway and continuing along said northwesterly right of way of Henry Bailey Connect Road the following courses and distances: North 37 degrees 53 minutes 58 seconds West a distance of 84.84 feet; along a curve to the left, said curve having a radius of 370.00 feet, with an arc distance of 88.10 feet, with a chord bearing of North 31 degrees 04 minutes 39 seconds East and a chord length of 87.89 feet to a 5/8 inch capped rebar set at the intersection of the northwesterly right of way of Henry Bailey Connector Road and the southeasterly right of way of Henry Bailey Road (having a publicly dedicated variable right of way), said capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Henry Bailey Connector Road and continuing along said southeasterly right of way of Henry Bailey Road the following courses and distances: North 23 degrees 25 minutes 35 seconds West a distance of 54.46 feet to a point; along a curve to the left, said curve having a radius of 19518.65 feet, with an arc distance of 303.24 feet, with a chord bearing of North 73 degrees 44 minutes 06 seconds West and a chord length of 303.24 feet to a point; North 70 degrees 10 minutes 05 seconds West a distance of 90.55 feet to a point; along a curve to the right, said curve having a radius of 903.85 feet, with an arc distance of 33.19 feet, with a chord bearing of North 68 degrees 46 minutes 13 seconds West and a chord length of 33.19 feet to a point found at the intersection of the northeasterly right of way of Cumming Highway and the southwesterly right of way of Henry Bailey Road; Thence continuing along said right of way of Cumming Highway and crossing said right of way of Henry Bailey Road North 35 degrees 35 minutes 44 seconds West a distance of 91.17 feet to a point; Thence leaving said right of way of Cumming Highway and continuing along said northwesterly right of way of Henry Bailey Road the following courses and distances: along a curve to the left, said curve having a radius of 858.85 feet, with an arc distance of 108.85, with a chord bearing of South 66 degrees 11 minutes 28 seconds East and a chord length of 108.78 feet to a point; South 69 degrees 46 minutes 11 seconds East a distance of 91.82 feet to a point; along a curve to the left, said curve having a radius of 19478.65 feet, with an arc distance of 315.53 feet, with a chord bearing of South 73 degrees 17 minutes 10 seconds East and a chord length of 315.53 feet to a 1/2 inch rebar found; South 03 degrees 58 minutes 59 seconds West a distance of 85.57 feet to a 5/8 inch capped rebar set, said capped rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.495 Acres (21,579 square feet).

TRACT 2

All that tract or parcel of land lying in and being in Land Lots 339 of the 17th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8 inch capped rebar set at the easterly corner of the mitered intersection of the northwesterly right of way of the Henry Bailey Connector Road (having a 60 foot, publicly dedicated right of way) and the northeasterly right of way of Cumming Highway (Georgia Highway 20) (having a variable width, publicly dedicated right of way); Thence leaving said northerly right of way of Cumming Highway and continuing along said northwesterly right of way of Henry Bailey Connector Road the following courses and distances: North 37 degrees 53 minutes 58 seconds West a distance of 84.84 feet; along a curve to the left, said curve having a radius of 370.00 feet, with an arc distance of 88.10 feet, with a chord bearing of North 31 degrees 04 minutes 39 seconds East and a chord length of 87.89 feet to a 5/8 inch capped rebar set at the intersection of the northwesterly right of way of Henry Bailey Connector Road and the southeasterly right of way of Henry Bailey Road (having a publicly dedicated variable right of way); Thence leaving said right of way of Henry Bailey Connector Road and continuing along said southeasterly right of way of Henry Bailey Road the following courses and distances: North 23 degrees 25 minutes 35 seconds West a distance of 54.46 feet to a point; along a curve to the left, said curve having a radius of 19518.65 feet, with an arc distance of 303.24 feet, with a chord bearing of North 73 degrees 44 minutes 06 seconds West and a chord length of 303.24 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Henry Bailey Road along a curve to the right, said curve having a radius of 50.00 feet, with an arc distance of 57.79 feet, with a chord bearing of South 81 degrees 26 minutes 07 seconds West and a chord length of 54.63 feet to a point; Thence South 54 degrees 24 minutes 16 seconds West a distance of 20.88 feet to a 5/8 inch capped rebar set on said northwesterly right of way of Cumming Highway; Thence continuing along said right of way of Cumming Highway North 35 degrees 35 minutes 44 seconds West a distance of 77.51 feet to a point at the intersection of said northwesterly right of way of Cumming Highway and said southeasterly right of way of Henry Bailey Road; Thence leaving said right of way of Cumming Highway and continuing along said right of way of Henry Bailey Road the following courses and distances: along a curve to the left, said curve having a radius of 903.85 feet, with an arc distance of 33.19 feet, with a chord bearing of South 68 degrees 46 minutes 13 seconds East and a chord length of 33.19 feet to a point; South 70 degrees 10 minutes 05 seconds East a distance of 90.55 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.062 Acres (21,579 square feet).

TRACT 3

All that tract or parcel of land lying in and being in Land Lots 339 of the 17th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8 inch capped rebar set at the easterly corner of the mitered intersection of the northwesterly right of way of the Henry Bailey Connector Road (having a 60 foot, publicly dedicated right of way) and the northeasterly right of way of Cumming Highway (Georgia Highway 20) (having a variable width, publicly dedicated right of way); Thence leaving said northerly right of way of Cumming

Highway and continuing along said northwesterly right of way of Henry Bailey Connector Road the following courses and distances: North 37 degrees 53 minutes 58 seconds West a distance of 84.84 feet; along a curve to the left, said curve having a radius of 370.00 feet, with an arc distance of 88.10 feet, with a chord bearing of North 31 degrees 04 minutes 39 seconds East and a chord length of 87.89 feet to a 5/8 inch capped rebar set at the intersection of the northwesterly right of way of Henry Bailey Connector Road and the southeasterly right of way of Henry Bailey Road (having a publicly dedicated variable right of way); Thence leaving said right of way of Henry Bailey Connector Road and Crossing said right of way of Henry Bailey Road North 03 degrees 58 minutes 59 seconds East a distance of 85.57 feet to a 1/2 inch rebar found on said northwesterly right of way of Henry Bailey Road; Thence continuing along said right of way of Henry Bailey Road along a curve to the right, said curve having a radius of 19478.65 feet, with an arc distance of 315.53 feet, with a chord bearing of North 73 degrees 17 minutes 10 seconds West and a chord length of 315.53 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Henry Bailey Road North 69 degrees 46 minutes 11 seconds West a distance of 91.82 feet to a point; Thence leaving said right of way of Henry Bailey Road along a curve to the right, said curve having a radius of 50.00 feet, with an arc distance of 116.36 feet, with a chord bearing of South 69 degrees 46 minutes 11 seconds East and a chord length of 91.82 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.046 Acres (2,000 square feet).