

City of Sugar Hill
Planning Staff Report



DATE: February 24, 2021
TO: Mayor and City Council
FROM: Planning Director *VA*
SUBJECT: Annexation Fee Moratorium, Extend Timeframe

SUGGESTED ACTION

Approve resolution to adopt a 12-month moratorium on the collection of annexation and zoning fees for all petitions to annex any parcel of land which contains a habitable dwelling and is five acres or less in size extending the original moratorium adopted in 2020.

DISCUSSION

In response to feedback we've received from the community about the city's annexation strategy the Mayor and City Council adopted a resolution to temporarily eliminate the fees associated with filing an annexation petition in February 2020. This original fee moratorium expired at the end of February 2021.

This proposed resolution would extend the original timeframe and, for a period of 12 months, waives the annexation and zoning fees for any property on which a habitable dwelling stands and which property is five acres or less in land area.

There are four methods of annexation available by Georgia law (O.C.G.A. § 36-36-01 et seq.). This proposed moratorium would allow for all interested owners of property which satisfy the criteria above to file a request under the 100% and 60% methods to annex into the city as prescribed by state law.

In order to be eligible for annexation, the area to be annexed must be contiguous with the city (at least one-eighth or 50' of its entire external boundary must touch the existing boundary of the city) and the annexation petition must also be accepted by the city.

The 100% method allows property owners of all the land in a specific area to request their property be annexed into an adjacent city by signing a petition.

The 60% method allows an area of land to be considered for annexation by an adjacent city by petition signed by the owners of at least 60% of the property and at least 60% of the resident electors in the area to be annexed.

**CITY OF SUGAR HILL, GEORGIA
RESOLUTION**

A resolution of the City of Sugar Hill, Georgia, adopting a 12-month moratorium on certain annexation and zoning fees adopted by resolution on June 10th, 2002.

WHEREAS, there is a significant area of unincorporated Gwinnett County land which is largely surrounded by the corporate boundaries of the city;

WHEREAS, this irregular pattern associated with the city's official boundary creates a distinct gap in the sense of community, confusion over the application of land use policy, as well as inefficiency in service delivery;

WHEREAS, in recognition of those gaps associated with our community's identity, consistency in land use regulation and efficiency of service delivery the City of Sugar Hill and Gwinnett County have worked for several years to agree upon an area of land which should be included in the official boundary of the City of Sugar Hill;

WHEREAS, it is the desire of the Mayor and City Council of the City of Sugar Hill to further the city's future land use plans, guide the character of development toward the shared vision established through those plans and protect the integrity of our community;

WHEREAS, the Mayor and City Council further desire to remove one of the hurdles for those owners who desire for their property to be annexed into the City of Sugar Hill;

BE IT THEREFORE RESOLVED, the Mayor and City Council do hereby adopt a 12-month moratorium upon the city's collection of annexation and zoning fees for all petitions made by the 100 percent or 60 percent methods pursuant to state law for any parcel of land which is five (5) acres or less in size and which contains thereon a habitable dwelling.

Resolved this 8th day of March 2021.

Mayor – Steve Edwards

ATTEST:

City Clerk, Jane Whittington