

DATE: *March 2, 2022*
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: GDOT Easement Request – Highway 20
PI 0015439



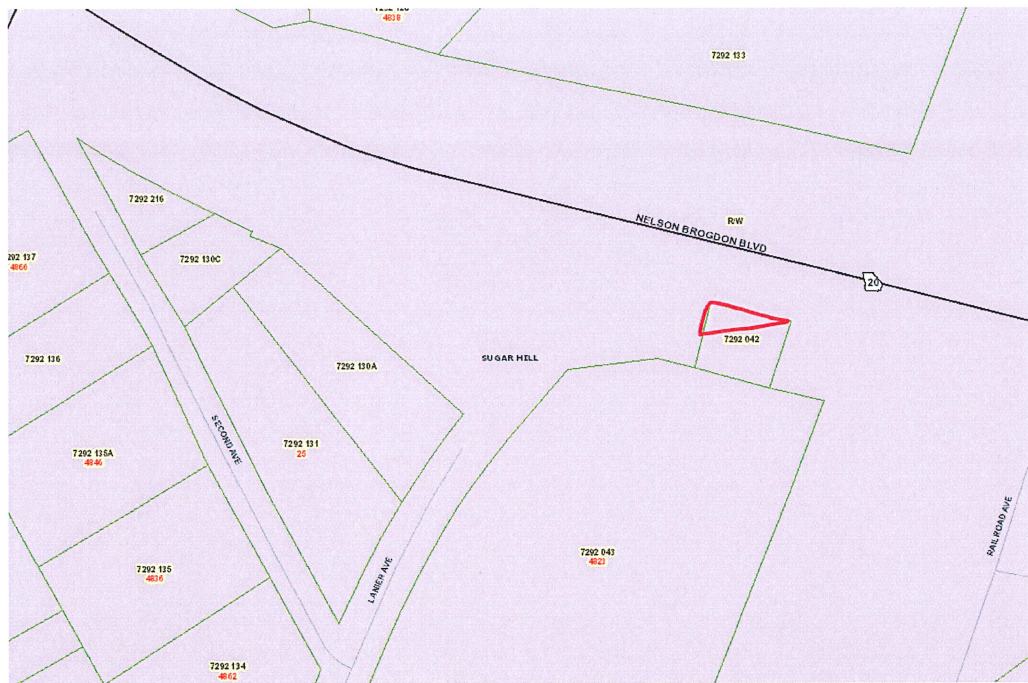
RECOMMENDED ACTION

Approve the transfer of the permanent easement to the Georgia Department of Transportation (GDOT) for the construction, maintenance, and utilities associated with the project to widen state route 20.

The attached documents request the City accept the offer to acquire the permanent easement on Highway 20 across a vacant parcel once used for the city's water and sewer utility systems. The encroachment onto the parcel is insignificant and while it reduces the value and use of the property, the location is not strategic except in its relationship to the city's transportation investment of the greenway along this stretch of Highway 20.

Concept layout images from tax parcel boundaries (not survey—accurate) are presented below. GDOT plan sheets attached offer a better representation of the boundaries.

Other considerations associated with this request is the intergovernmental agreement with the county, obligating the city's participation in the cost of right-of-way acquisition. So, accepting payment for the parcel would only result in a greater level of financial participation on the part of the city through the application of the agreement. Therefore, staff is requesting the city dedicate, at no cost to the county or state, the easement requested.



I Want To...
Tax Assessor

Property Detail

[Go Back](#)
[Neighborhood Sales](#)
[Property Report](#)

General Info

CITY OF SUGAR HILL
5039 W BROAD ST
SUGAR HILL GA 30518-4611

Property ID	R7292 042
Alternate ID	1439191
Address	LANIER BLVD
Property Class	City of Sugar Hill
Neighborhood	9610
Deed Acres	0.0400

GIS Map

Value History

Year	2021	2020	2019
Reason	Notice of Current Assessment	Adjusted for Market Conditions	Adjusted for Market Conditions
Land Val	\$4,400	\$4,400	\$4,400
Imp Val	\$0	\$0	\$0
Total Appr	\$4,400	\$4,400	\$4,400
Land Assd	\$1,760	\$1,760	\$1,760
Land Use	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0
Total Assd	\$1,760	\$1,760	\$1,760

Attachments

Easement Request Letter & Plan Sheets – PI 0015439 – GDOT State Route 20



GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION
ROAD IMPROVEMENT PROGRAM
ATLAS TECHNICAL CONSULTANTS

2450 COMMERCE AVENUE, SUITE 100 | DULUTH, GA 30096
O: 770.263.5945 | F: 770.263.0166 | www.gwinnettcounty.com

Date: 2-28-22

City of Sugar Hill, a political subdivision of the State of Georgia
ATTN: Tim Schick
4988 West Broad Street
Sugar Hill, GA 30518

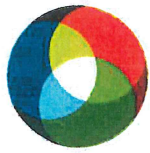
RE: PROJECT: F-1264-01
State Route 20 from
County Road 1954/Peachtree Industrial Boulevard to
State Route 13
COUNTY: Gwinnett
Parcel 19 P.I.#: 0015439
Lanier Avenue, Sugar Hill, Georgia 30518

Dear Mr. Schick:

The Department of Transportation and Gwinnett County are in the process of purchasing property to improve the roadway designated above. In order to make this project possible, **1,165.81 square feet of Permanent Easement for Construction and Maintenance of Slopes and Right to Place and Maintain Utilities, plus Improvements** will be needed from your property located at Lanier Avenue, Sugar Hill, Georgia 30518. This is more particularly shown on the plat attached to the option provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be **\$1,315.00**. The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation," separates certain elements comprising the above listed value.

Our negotiator, **Judi Braza**, at (470) 598-6411, representing the County of Gwinnett, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. **Ms. Braza** will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.



Gwinnett

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ATTN: Tim Schick
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If you will agree to the terms expressed herein by signing the enclosed documents and returning them to **Ms. Braza**, they will be promptly submitted for closing and payment.

If further questions or concerns, please call **Ms. Braza** at (470) 598-6411.

Yours Very Truly,

Jeff Joyner (Atlas Technical Consultants LLC)
ROW Acquisition Consultant for GADOT

AJJ/psr
Enclosures

SUMMARY STATEMENT BASIS FOR JUST AND ADEQUATE COMPENSATION

1. Project No.: F-1264-01 P.I. No.: 0015439 County: Gwinnett Parcel: 19
2. Owner(s): City of Sugar Hill, a political subdivision of the State of Georgia
ATTN: Tim Schick
Address: 4988 West Broad Street
Sugar Hill, GA 30518
3. Property Location: Lanier Avenue, Sugar Hill, Georgia 30518
4. FAIR MARKET VALUE (See attached Market Data information.)

Permanent Easement for Construction
and Maintenance of Slopes and
Right to Place and Maintain Utilities:

$$1,165.81 \text{ SF} \times \$1.50/\text{SF} \times 75\% = \$1,311.54$$

TOTAL ESTIMATED

FAIR MARKET VALUE:

(Without the Remainder)

\$1,315.00

(Including the Remainder)

\$

(This value is the amount approved by the State for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project.)

5. Division of Property Interest:

NAME	KIND OF INTEREST	ESTIMATED VALUE
City of Sugar Hill, a political subdivision of the State of Georgia	Fee Simple	\$1,315.00

6. If you wish to retain and remove, at your own expense, improvements owned by you, we will:

(a) Deduct at Closing \$_____ (Salvage Value) and/or

(b) Deduct at Closing \$_____ (Performance Bond)

Total Withheld at Closing \$_____

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately.

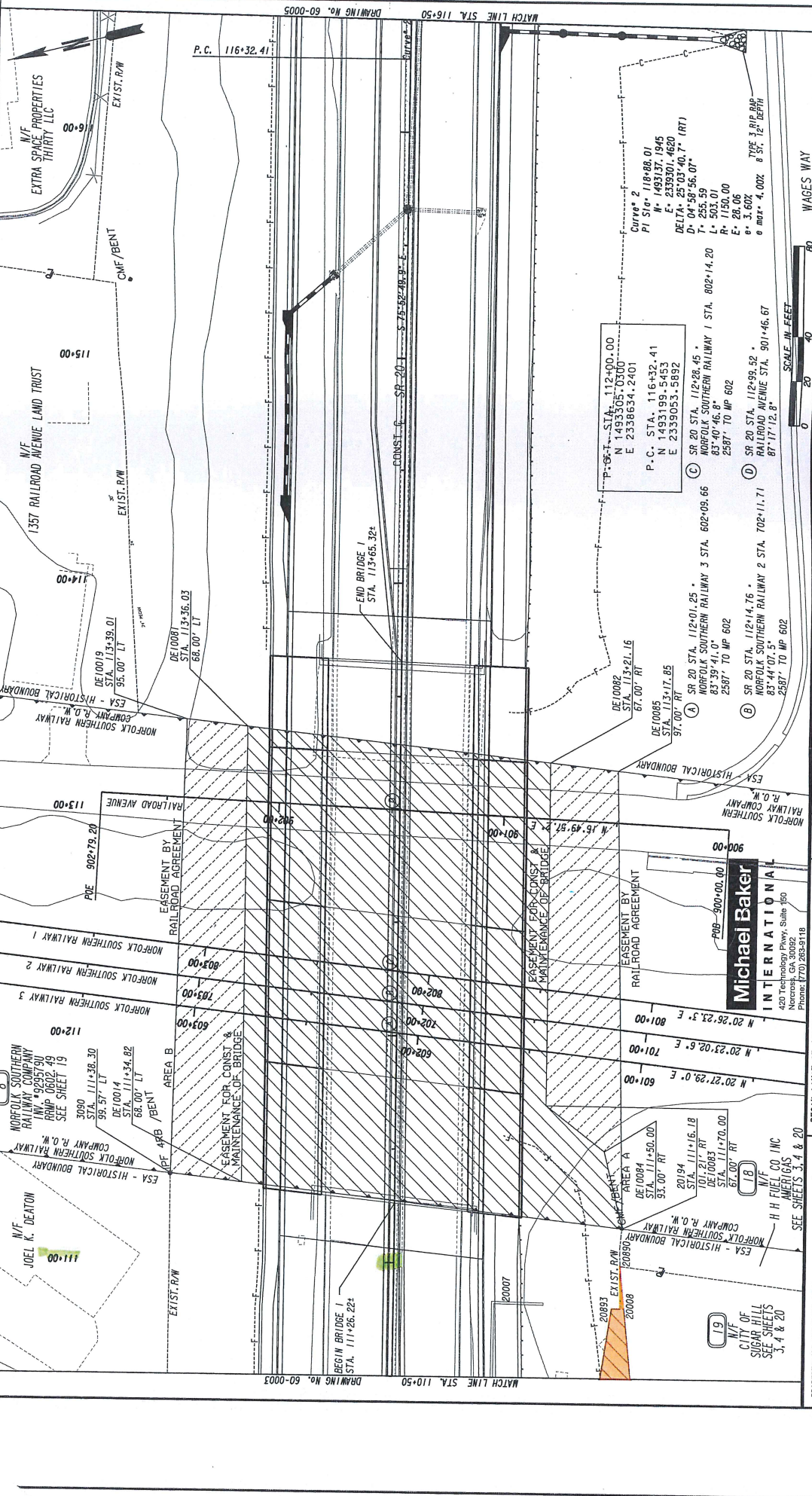
DATE: 2-28-22

PREPARED BY: _____


Judi Braza, Staff Negotiator

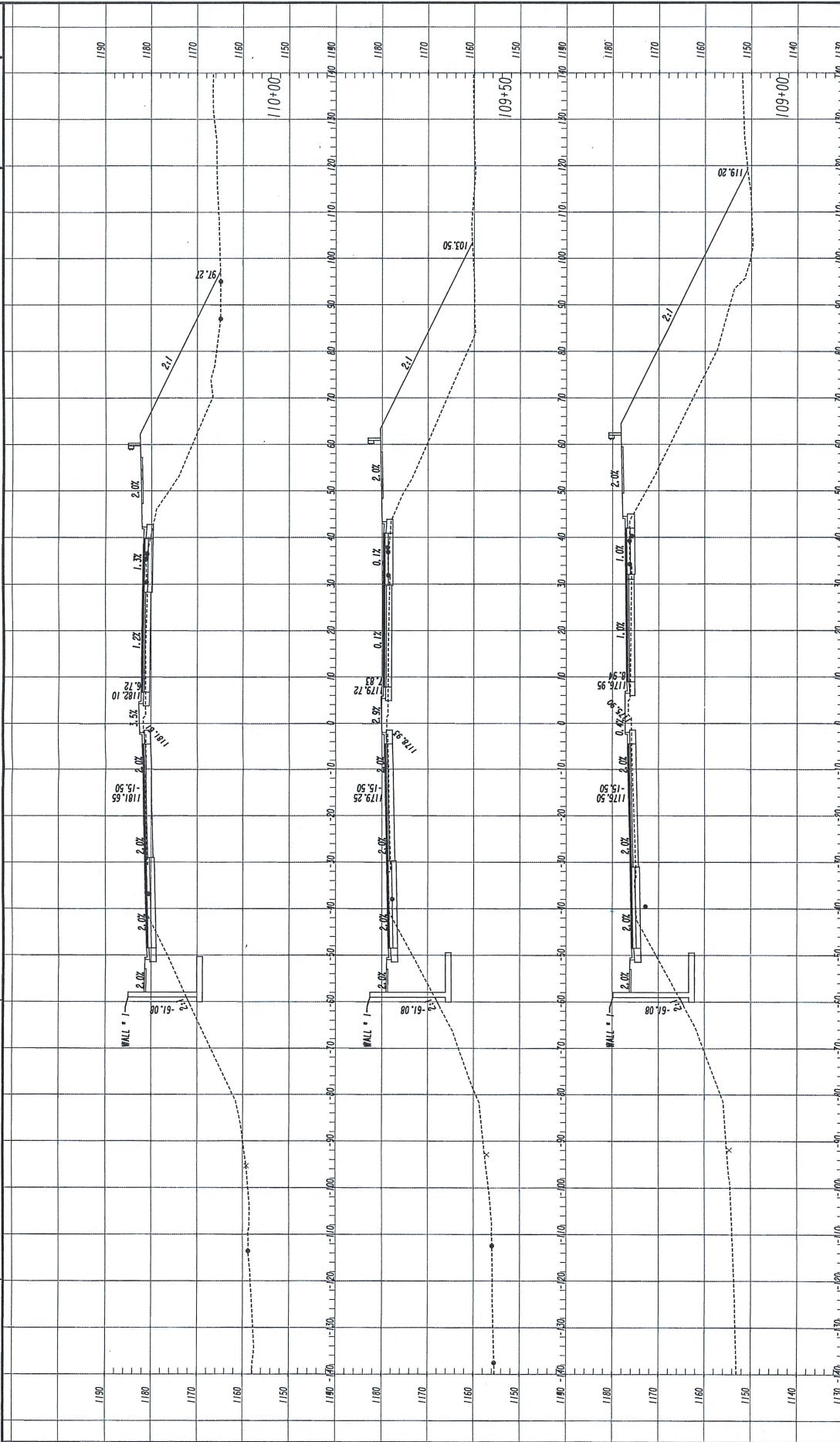
PRELIMINARY

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DATE	REVISIONS
10/15/2021	REVISED PARCEL T, REVISOR PROPERTY LINES ON PARCELS 18 & 19, REVISED EASEMENT ON PARCEL 19.
10/15/2021	REVISED PARCEL T, REVISED PARCEL 7 A TOTAL TAKE, ADDED PARCEL NUMBERS 18 & 19 WITH EASEMENT ON 19.
10/15/2021	REVISED PARCEL T, REVISED PARCEL 7 A TOTAL TAKE, ADDED PARCEL NUMBERS 18 & 19 WITH EASEMENT ON 19.

Michael Baker INTERNATIONAL 420 Technology Pkwy, Suite 150 Norcross, GA 30092 Phone (770) 263-9118	REVISIONS BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA EXISTING LIMIT OF ACCESS.....C RE'D LIMIT OF ACCESS.....F EXISTING LIMIT OF ACCESS & R/W.....H RE'D LIMIT OF ACCESS & R/W.....I ORANGE BARRIER FENCE.....J ESA - ENV. SENSITIVE AREA.....K
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Preliminary

Michael Baker
INTERNATIONAL
420 Technology Pkwy, Suite 150
Norcross, GA 30092
Phone: (770) 263-9118

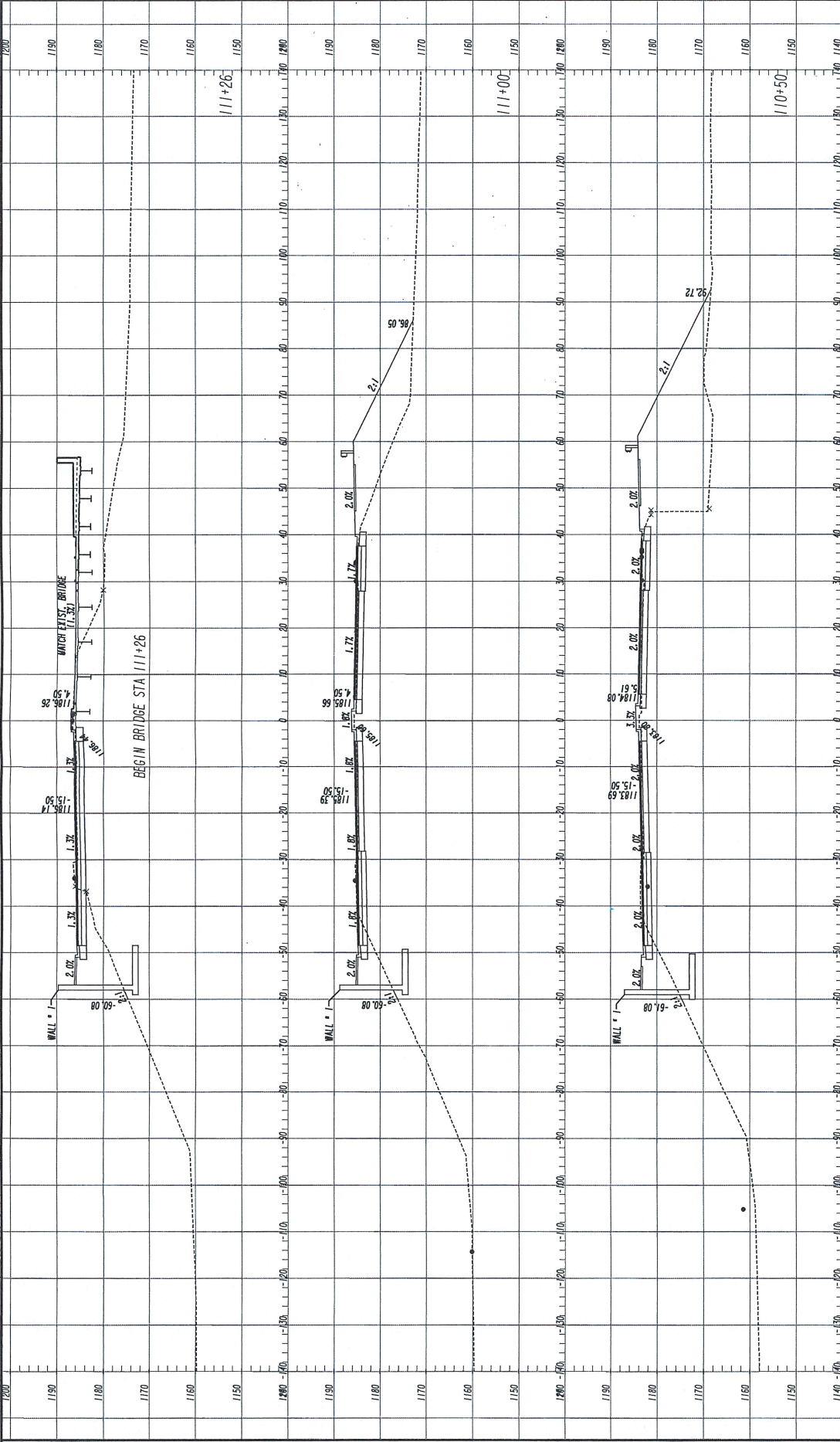
Scale
Horizontal: 1 Inch = 10 Feet
Vertical: 1 Inch = 10 Feet

CROSS SECTIONS
SR 20

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CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
SUPPLIES FOR:		DATE:		
		DATE:		

23-0004



Preliminary

**Michael Baker
INTERNATIONAL**
420 Technology Pkwy, Suite 150
Norcross, GA 30092
Phone: (770) 253-9118

Scale
Horizontal: 1 Inch = 10 Feet
Vertical: 1 Inch = 10 Feet

REVISION DATES

CROSS SECTIONS
SR 20

DATE	DATE	DATE	DATE
DESIGNED	CHECKED	APPROVED	DATE
2/14/22	2/14/22	2/14/22	2/14/22