

City of Sugar Hill
 Road Acceptance Summary
Primrose Creek Units 2B, 3, 4, & 5

DATE: June 19, 2023
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Primrose Creek Units 2B, 3, 4 &5

RECOMMENDED ACTION

Accept and record the right of way and acceptance deed for all streets and associated public improvements within the right of way for residential subdivision Primrose Creek Units 2B, 3, 4, & 5.

ISSUE Grand Communities LLC has requested that the city accept the street associated with residential subdivision Primrose Creek Units 2B, 3, 4, &5. Action by city council is necessary to accept the streets into the city’s road system.

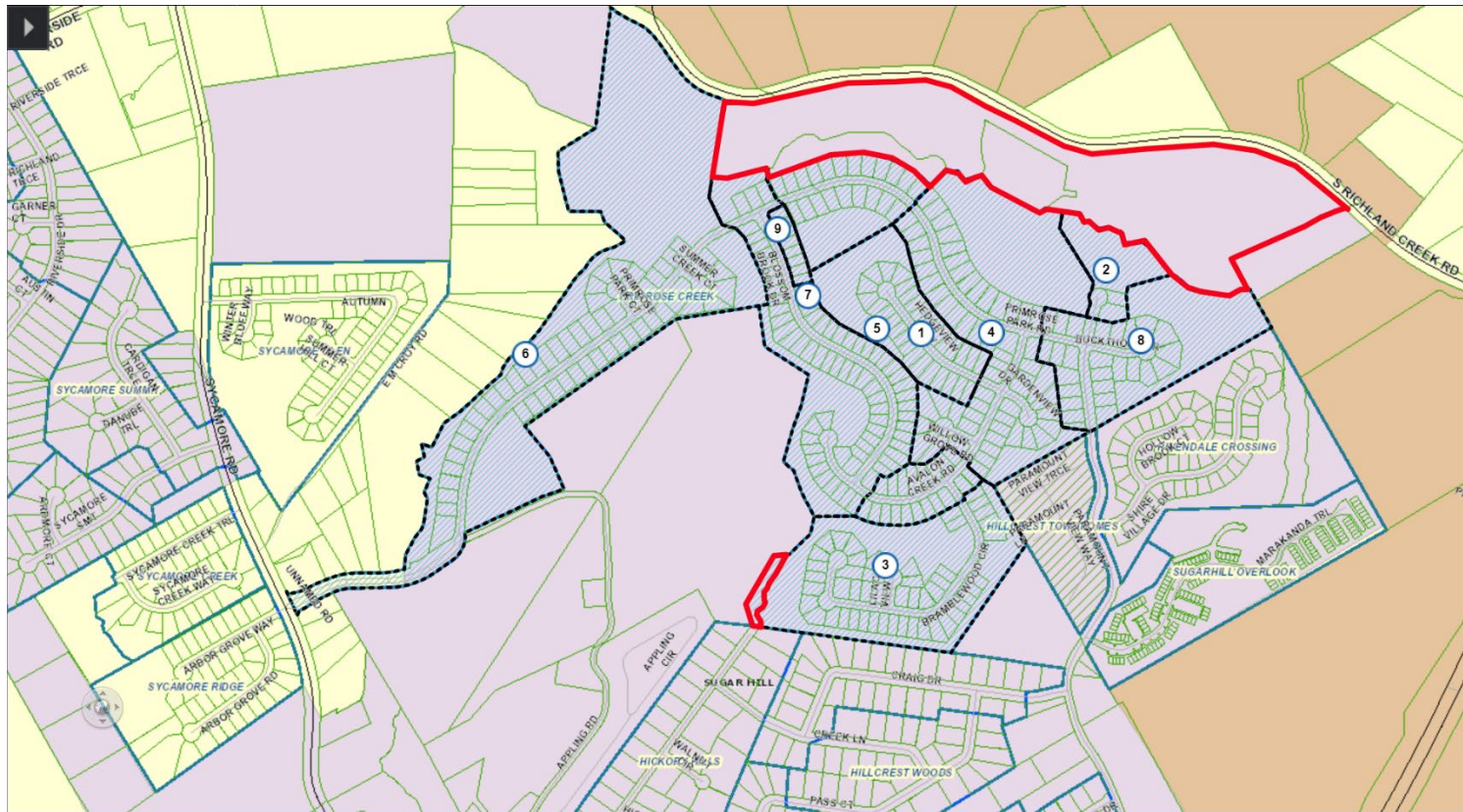
DISCUSSION

Primrose Creek is a 325-lot residential subdivision on 168.1 acres with entrances from Sycamore Road and Hillcrest Road. The street in this development have previously been accepted with the exception of the streets in units 2B, 3, 4, & 5. The breakdown for this acceptance request is as follows:

PRIMROSE CREEK ROW ACCEPTANCE				
UNIT	FINAL PLAT RECORDING DATE	TOTAL NUMBER OF LOTS BY UNIT	TOTAL ACREAGE BY UNIT	STREETS TO BE ACCEPTED BY UNIT
2B	2/21/2017	59 Single-family residential homes	28.11 acres	Primrose Park Road, Hedgeview Way, Gardenview Drive, Avalon Creek Road,
3	8/14/2018	25 Single-family residential homes	13.792 acres	Hillcrest Drive, Primrose Park Road, Buckthorn Drive
4	9/24/2018	49 Single-family residential homes	18.537 acres	Bramblewood Circle, Lilac View Court,
5	12/13/2021	2 Single-family residential homes	18.572 acres	Hillcrest Drive

In coordination with the city public works department, recent inspections of the streets and associated public improvements found no outstanding issues. The roads have been constructed to city standards and all performance and maintenance agreements have been closed out.

PRIMROSE CREEK SUBDIVISION BROKEN DOWN BY DEVELOPED UNITS



Subdivision Name	Development Description	Dev Map	Plat Book	Plat Page	Plat Book 2	Plat Page 2	Pin	Lcode
1	PRIMROSE CREEK UNIT 2C		139	258	139	261	7324 116	Subdivision
2	PRIMROSE CREEK UNIT 5		153	285			7324 133	Subdivision
3	PRIMROSE CREEK UNIT 4		143	92	146	293	7305 441	Subdivision
4	PRIMROSE CREEK UNIT 2B		138	219	152	128	7324 055	Subdivision
5	PRIMROSE CREEK PHASE 2		135	57			7305 417	Subdivision
6	PRIMROSE CREEK UNIT 1 PHASE A		115	257			7323	Subdivision
7	PRIMROSE CREEK UNIT 1 PHASE B		117	79			7324	Subdivision
8	PRIMROSE CREEK UNIT 3		143	2	152	125	7324 126	Subdivision
9	PRIMROSE CREEK UNIT 1C		132	273				

- Units 1 Phase A & B, Unit 1C, Phase 2, and Unit 2C streets have already been accepted by the City Council.
- Land parallel to South Richland Creek (28+ acres) and Hickory Circle (.494 acres) donated by deed of gift by developer to City on 1-18-22.

After Recording, Return to:
City of Sugar Hill,
Attn: Planning Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Prepared by:
Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, Ky. 41018

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Primrose Creek, Unit 2B

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this ____ day of _____, 20____, by and between Grand Communities, LTD. (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 304,305,323 & 324. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

GRANTEE does hereby execute this deed for the purpose of confirming its acceptance of the within conveyance.

IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.

Signed, sealed and delivered in the presence of :

Laura Sheathouse
Unofficial Witness

John Robert Boettcher
Notary Public, State of ~~Georgia~~ Kentucky

Commission Expires: 09.03.2024

{AFFIX NOTARIAL SEAL}



ANDREW ROBERT BOETTCHER
Notary Public - State at Large, Kentucky
My Commission Expires Sept. 3, 2024
Notary ID KYNP14491

GRANTOR:

Grand Communities, LLC

By: Todd E. Huss
Name: Todd E. Huss
Title: President
{SEAL}



Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the
____ day of _____, 20____.

GRANTEE:

CITY OF SUGAR HILL, GEORGIA
a municipality organized and existing under
the laws of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

Jane Whittington, City Clerk

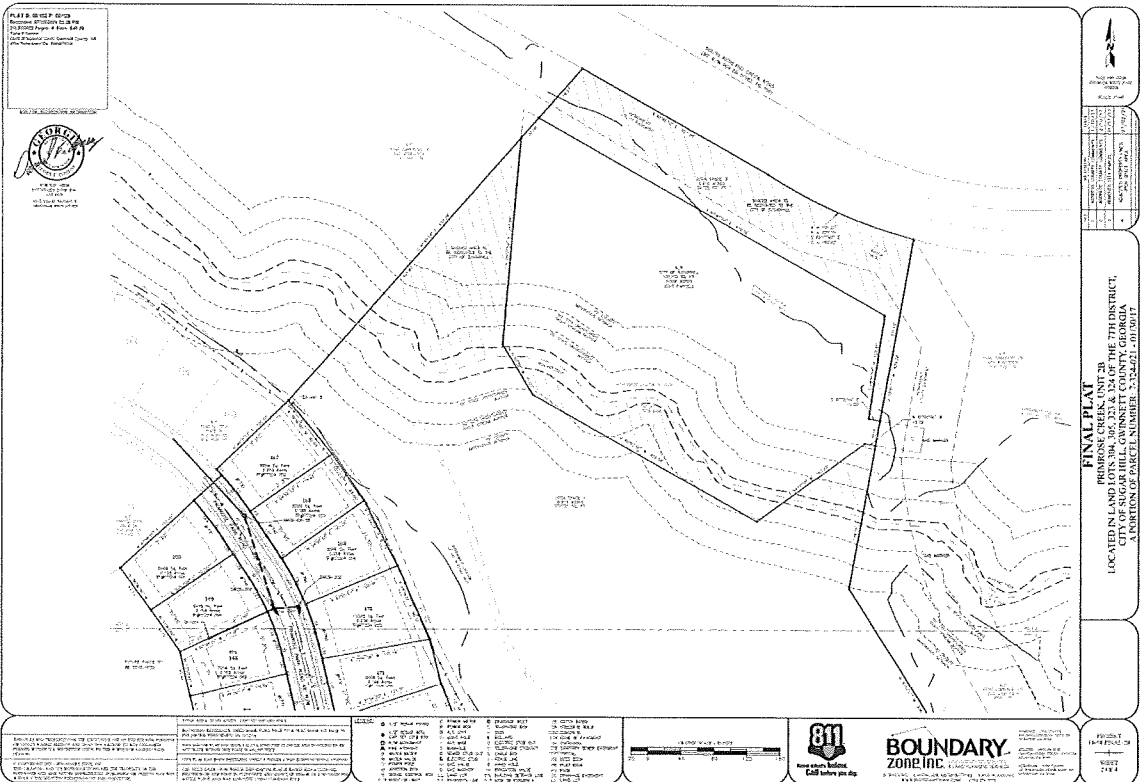
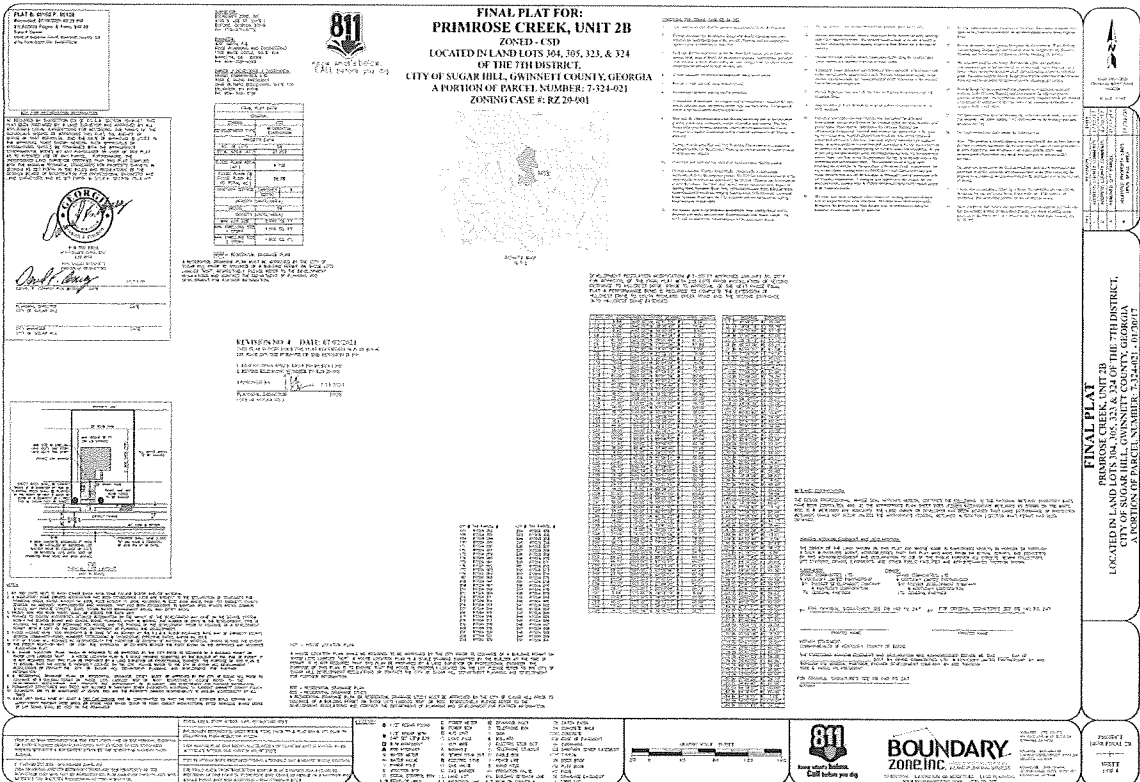
{City Seal}

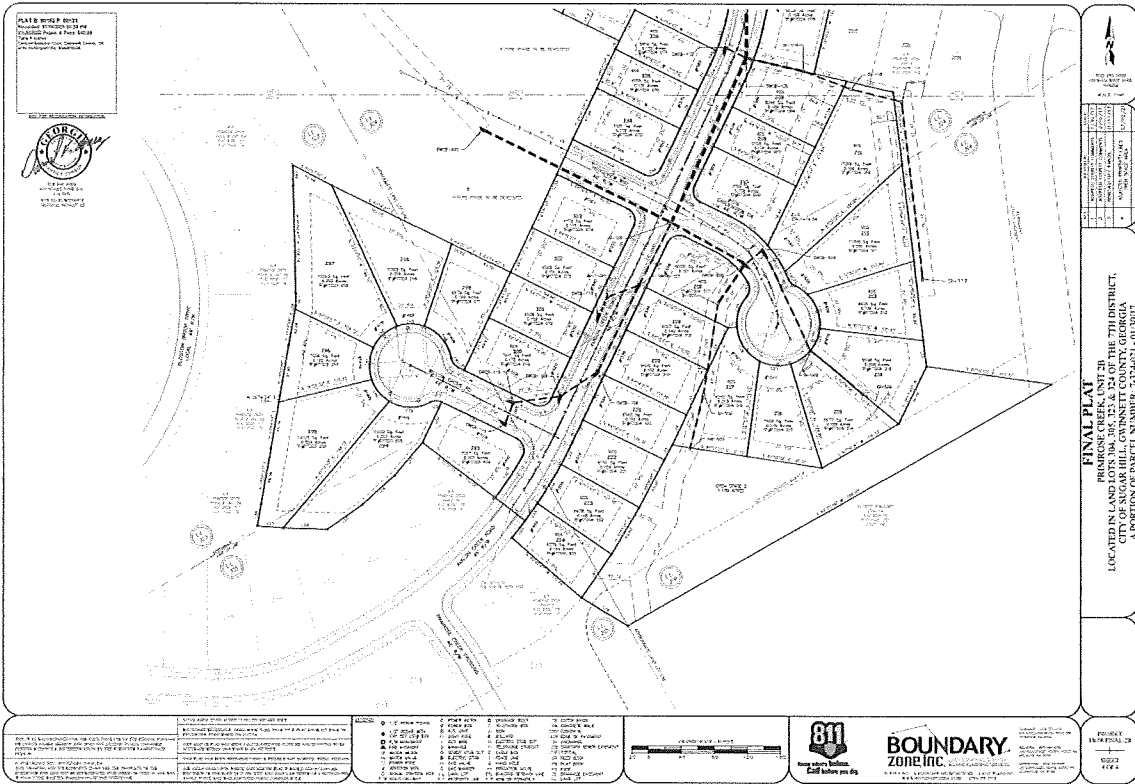
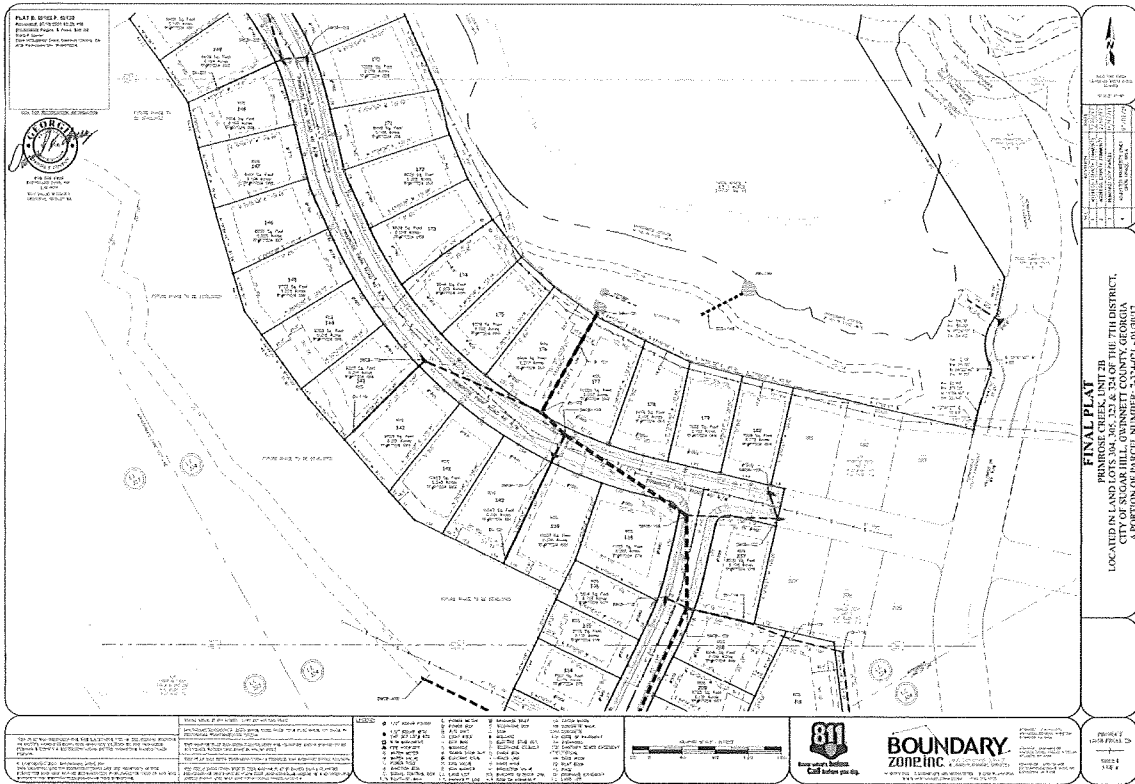
EXHIBIT A

All those roadways lying and being in Land Lots 304, 305, 323 & 324 of the 7th District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

**“Primrose Park Road”,
“Avalon Creek Road”,
“Hedgeview Way”,
“Willow Grove Road”**

As such roadways are shown and depicted on the final plat for Primrose Creek, Unit 2B Subdivision, recorded in Plat Book 00152, Pages 00128-00131, Gwinnett County Superior Courts Records.





After Recording, Return to:
City of Sugar Hill,
Attn: Planning Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Prepared by:
Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, Ky. 41018

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Primrose Creek, Unit 3

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this ____ day of _____, 20____, by and between Grand Communities, LLC (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 304 & 324. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

GRANTEE does hereby execute this deed for the purpose of confirming its acceptance of the within conveyance.

IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.

Signed, sealed and delivered in the presence of :

Laura Greatbaird
Unofficial Witness

Tammy L. Gregory
Notary Public, State of Georgia
Commonwealth of Kentucky
Commission Expires: 9-6-2025

{AFFIX NOTARIAL SEAL}



TAMMY L. GREGORY
Notary Public, Kentucky
State At Large
My Commission Expires
September 6, 2025
Notary ID# KYNP34699

GRANTOR:

Grand Communities, LLC

By: [Signature]

Name: Todd E. Huss

Title: President

{SEAL}



Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the _____ day of _____, 20____.

GRANTEE:

CITY OF SUGAR HILL, GEORGIA
a municipality organized and existing under
the laws of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

Jane Whittington, City Clerk

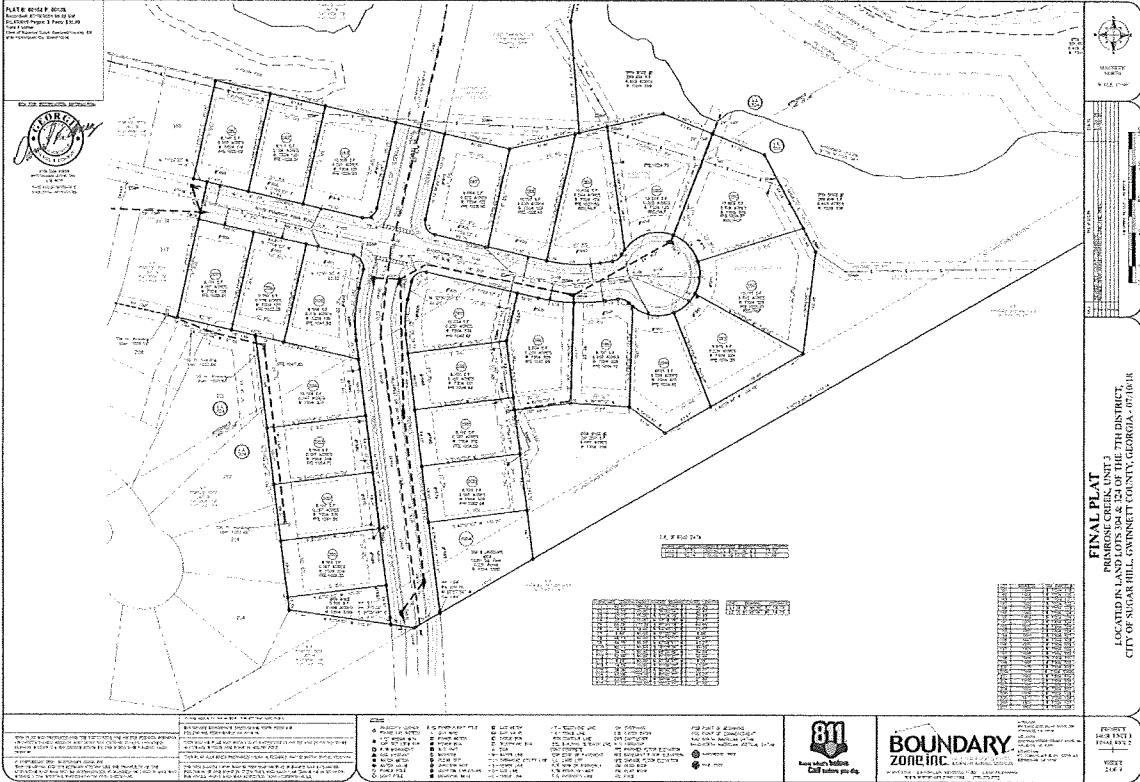
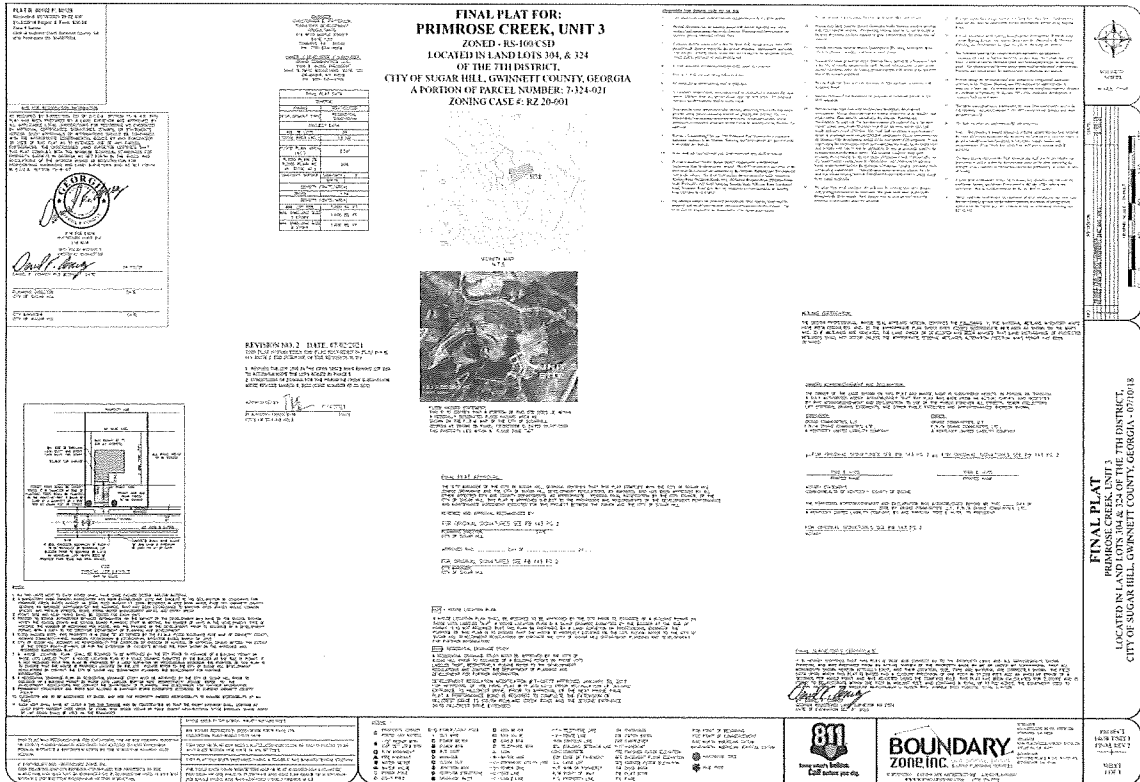
{City Seal}

EXHIBIT A

All those roadways lying and being in Land Lots 304 & 324 of the 7th District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

**“Buckhorn Drive”,
“Primrose Park Road”,
“Hillcrest Drive”**

As such roadways are shown and depicted on the final plat for Primrose Creek, Unit 3 Subdivision, recorded in Plat Book 00152, Pages 00125-00127, Gwinnett County Superior Courts Records.



After Recording, Return to:
City of Sugar Hill,
Attn: Planning Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Prepared by:
Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, Ky. 41018

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Primrose Creek, Unit 4

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this ____ day of _____, 20 ____, by and between Grand Communities, LLC (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 305 & 323. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

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IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.

Signed, sealed and delivered in the presence of :

Laura Heathouse
Unofficial Witness

Tammy L Gregory
Notary Public, State of Georgia
Commonwealth of Kentucky
Commission Expires: 9-6-2025

{AFFIX NOTARIAL SEAL}



TAMMY L. GREGORY
Notary Public, Kentucky
State At Large
My Commission Expires
September 6, 2025
Notary ID# KYNP34699

GRANTOR:

Grand Communities, LLC

By: Todd E. Huss

Name: Todd E. Huss

Title: President

{SEAL}



*Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the
____ day of _____, 20____.*

GRANTEE:

CITY OF SUGAR HILL, GEORGIA
a municipality organized and existing under
the laws of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

Jane Whittington, City Clerk

{City Seal}

EXHIBIT A

All those roadways lying and being in Land Lots 305 & 323 of the 7th District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

**“Bramblewood Circle”,
“Lilac View Court”**

As such roadways are shown and depicted on the final plat for Primrose Creek, Unit 4 Subdivision, recorded in Plat Book 00146, Pages 00293-00296, Gwinnett County Superior Courts Records.

PLAT # 2018-0022

Final Plat for Primrose Creek, Unit 4

Plotted on Page 4 of 6

Prepared by: Boundary Zone, Inc.

City of Sugar Hill, Georgia

**FINAL PLAT FOR:
PRIMROSE CREEK, UNIT 4**
ZONED - CSD
LOCATED IN LAND LOTS 305, & 311
OF THE 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA
ZONING CASE # RZ 04002
IDP PERMIT NO. 1901505 / ZONING RS-100-CSD

THE CITY OF SUGAR HILL, GEORGIA, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY SUBDIVISION ACT. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY SUBDIVISION ACT.

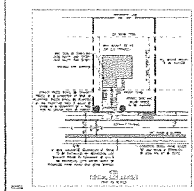


Table with 4 columns: Lot No., Area (sq. ft.), Area (sq. ft. +/-), and Remarks. It lists individual lots within the subdivision.

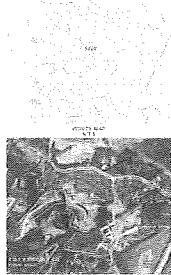


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1. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND ORDERS. THE PLAT IS SUBJECT TO THE CITY ZONING ORDINANCES AND THE CITY SUBDIVISION ACT.

2. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS AND ORDERS. THE PLAT IS SUBJECT TO THE CITY ZONING ORDINANCES AND THE CITY SUBDIVISION ACT.

FINAL PLAT
PRIMROSE CREEK, UNIT 4
LOCATED IN LAND LOTS 305, & 311
OF THE 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA - 071718

BOUNDARY ZONE, INC.
10000 BUCKLE UP DRIVE, SUITE 100
DUBLIN, GEORGIA 31009
PHONE: 770-476-1111
WWW.BOUNDARYZONE.COM

811
Call before you dig

BOUNDARY ZONE, INC.
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PLAT # 2018-0022

Final Plat for Primrose Creek, Unit 4

Plotted on Page 5 of 6

Prepared by: Boundary Zone, Inc.

City of Sugar Hill, Georgia

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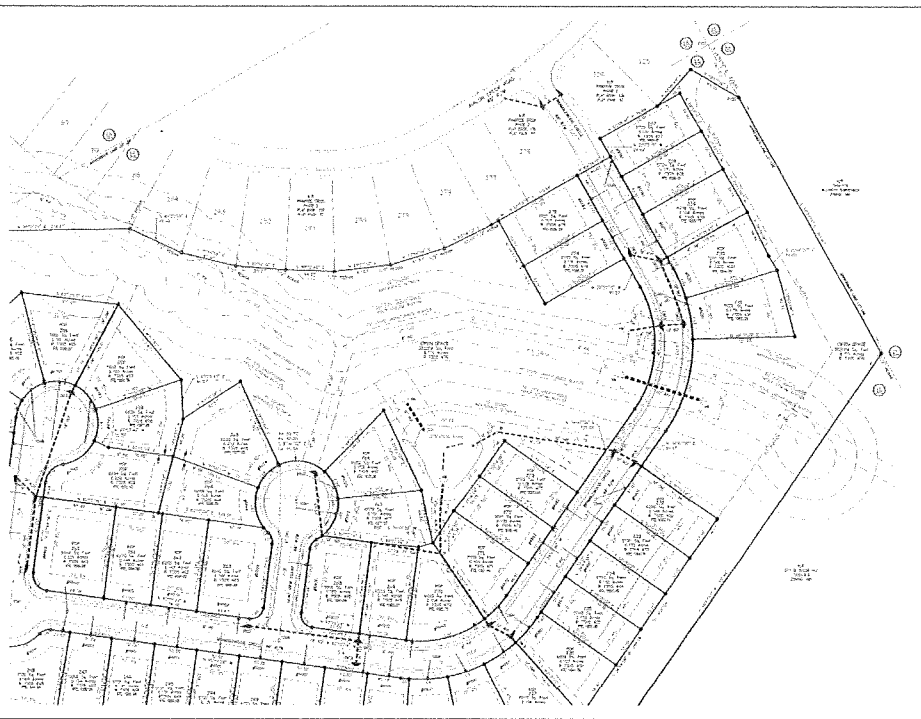
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City of Sugar Hill, Georgia

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City of Sugar Hill, Georgia



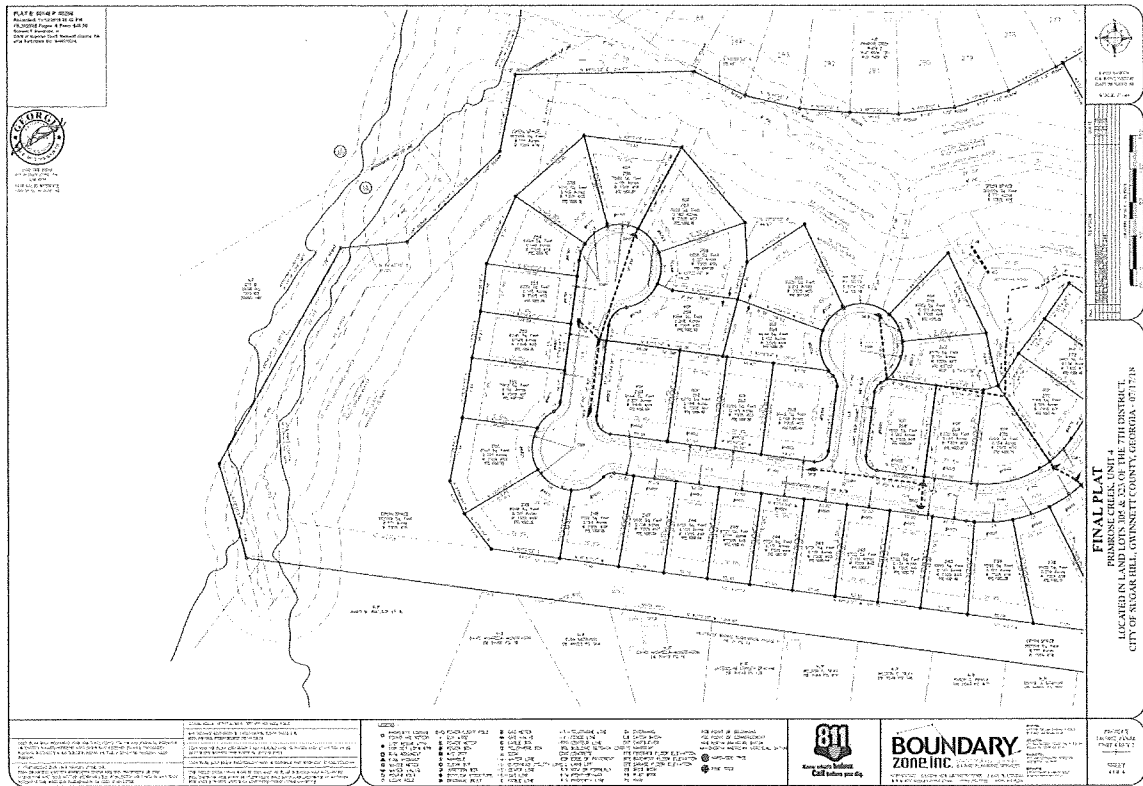
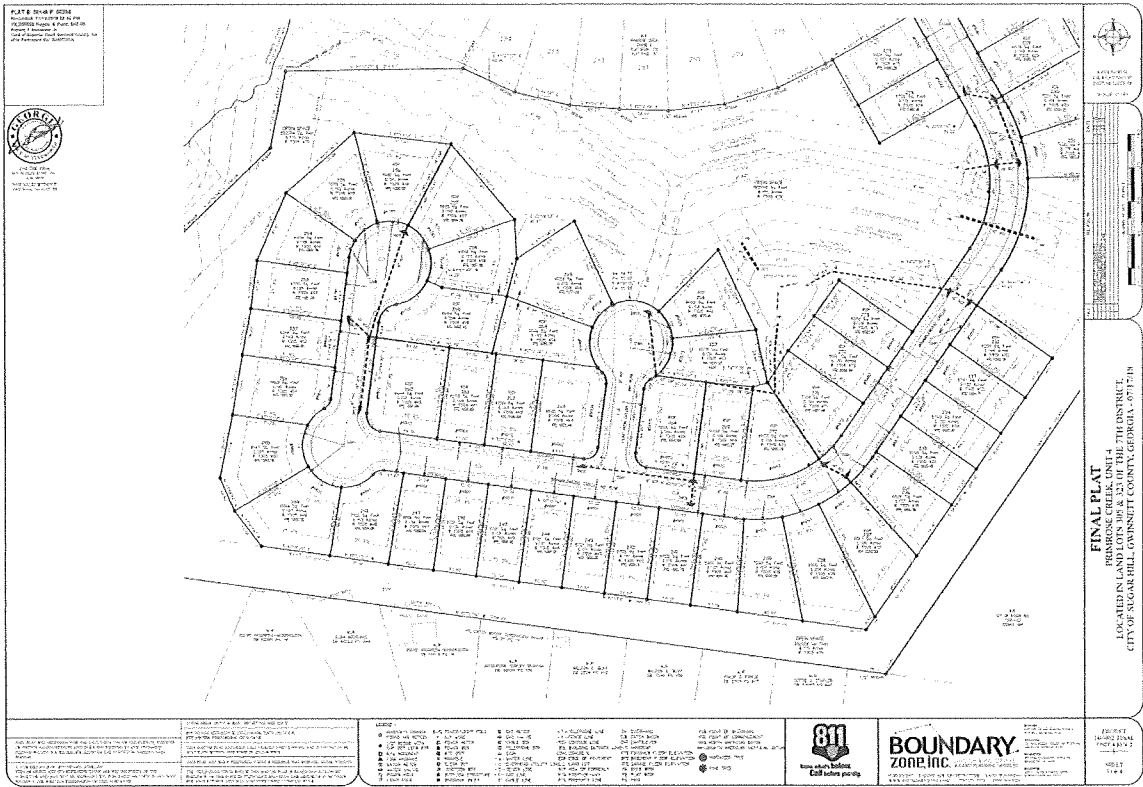
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FINAL PLAT
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LOCATED IN LAND LOTS 305, & 311
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Sugar Hill, Georgia 30518

Prepared by:
Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, Ky. 41018

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Primrose Creek, Unit 5

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this ____ day of _____, 20____, by and between Grand Communities, LLC (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 324. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

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Signed, sealed and delivered in the presence of :

Laura Heathouse
Unofficial Witness

Tammy L. Gregory
Notary Public, State of Georgia
Commonwealth of Kentucky
Commission Expires: 9-6-2025

{AFFIX NOTARIAL SEAL}



TAMMY L. GREGORY
Notary Public, Kentucky
State At Large
My Commission Expires
September 6, 2025
Notary ID# KYNP34699

GRANTOR:

Grand Communities, LLC

By: Todd E. Huss

Name: Todd E. Huss

Title: President

{SEAL}



*Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the
____ day of _____, 20 ____.*

GRANTEE:

CITY OF SUGAR HILL, GEORGIA
a municipality organized and existing under
the laws of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

Jane Whittington, City Clerk

{City Seal}

EXHIBIT A

All those roadways lying and being in Land Lots 324 of the 7th District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

“Hillcrest Drive”

As such roadways are shown and depicted on the final plat for Primrose Creek, Unit 5 Subdivision, recorded in Plat Book 00153, Pages 00285-00289, Gwinnett County Superior Courts Records.

