



Sugarloaf Farms

GWINNETT COUNTY, GEORGIA

SITE SIZE: 1,966 acres

- PROJECT TYPE: Multiuse community
- LAND USES: Residential, resort, golf, commercial, retail, open space
- PARTNERS/CLIENTS: Hawthorne Associates, Inc.
- PROJECT LAUNCHED: 1989
- PROJECT COMPLETION: 1992

Sugarloaf Farms



PROJECT DESCRIPTION

Sugarloaf Farms served as a private farm known for breeding award-winning cattle and Tennessee walking horses and was acquired by the Eastern Air Lines pilots' pension fund. That fund's advisor, Hawthorne Associates, approached Woodbine about developing a master plan for the property.

Using our extensive land development experience, we created a comprehensive market and positioning study for the property and provided additional development services, including development of a golf routing plan, prior to the property's sale to Crescent Resources in 1994. Today the land is home to the 1,200-acre Sugarloaf Country Club and is approved for 1,000 homes.

Sugarloaf Farms offers rolling hills, a chain of lakes, an infill site in a mature area, landscaped parks and open space.

LOCATION / ACCESSIBILITY

- 20 miles from downtown Atlanta
- 30 miles from Hartsfield-Jackson Atlanta International Airport

PROJECT HIGHLIGHTS

- 1989 Hawthorne Associates retains Woodbine to develop a master plan for the 1,966-acre former horse farm owned by its client, the Eastern Air Lines pilots' pension fund.
- 1991 Eastern Air Lines ceases operations in January, after having declared bankruptcy in 1989. The pension fund is forced to liquidate assets, which means "liquidating" its dealings with Woodbine.
- 1994 Crescent Resources purchases the entire project.

LAND USES (proposed)

<i>Resort hotel</i>	48 acres
<i>Golf course and clubhouse</i>	406 acres
<i>Single-family residential</i>	490 acres
<i>Townhouse</i>	45 acres
<i>Multifamily residential</i>	160 acres
<i>Retail</i>	87 acres
<i>Commercial hotel</i>	24 acres
<i>Office</i>	144 acres
<i>Business park</i>	248 acres
<i>Civic</i>	90 acres
<i>Community/Open space</i>	100 acres
<i>Primary roads</i>	120 acres
<i>Total</i>	1,962 acres

PLANNING TEAM

CIVIL ENGINEER	Halff Associates, Inc.	Dallas
BUSINESS PARK DEVELOPER	A.R. Weeks & Associates (now Weeks Robinson Properties LLC)	Atlanta
GOLF COURSE ARCHITECT	Cupp Design, Inc.	Atlanta
LAND PLANNER	John A. Kricensky (now JAK Architecture and Planning)	Tiburon, CA
TRANSPORTATION ENGINEER	Moreland Altobelli Associates, Inc.	Norcross, GA
URBAN PLANNER	Sasaki Associates	Watertown, MA

MUNICIPALITY / TAXING JURISDICTION

County of Gwinnett, Georgia

ZONING

Zoning under a previous land-use plan included single-family residential, single-family townhome, multifamily residential, general business, office institutional and light industrial.

UTILITIES

WATER/SEWER	Gwinnett County Water Systems
ELECTRICITY	Jackson Electric Membership Corporation, Georgia Power
NATURAL GAS	Atlanta Gas Light Company
TELEPHONE	Southern Bell Telephone Company

PROJECT OWNERSHIP / SPONSORSHIP

Eastern Airlines Variable Benefit Plan for Pilots (until 1992)
Crescent Resources, LLC (current)