

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Monday, February 17, 2025

6:30 PM

2nd Floor Conference Room

Policy Work Session

Mayor Craig Newton

Mayor Pro Tem Marshall Cheek

Councilmember Andrew Hixson

Councilmember Josh Bare

Councilmember Matt Myers

Councilmember Bruce Gaynor

Live Stream Here:

<https://youtube.com/live/2cuRQCzFn5o?feature=share>

A. Roll Call (recorded)**B. Citizen Input****C. Board Updates**

* Norcross Public Arts Commission - Elizabeth Simpson, Chair

D. General Updates**E. Council - General Discussion****F. City Manager's Report****G. Board Appointments**

The Mayor and Council have no Board, Commission, or Authority appointments or re-appointments to consider at this time.

H. Items for Discussion

1. [25-7240](#) **REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family Detached Residential Project**
Consider a recommendation of approval from the Planning and Zoning Board by a vote of 4-1 on the zoning component of RZ2024-007, the adoption of zoning standards under the Planned Residence District (PRD) for the property located at 136, 138, 134 & 141 Beutell St. & 87 Hunt Street, with the conditions as presented.

[Agenda Report - REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family Detached Residential Project](#)

[RZ2024-007 2.17.25 PWS](#)

[Hunt Beutell Concept Plan](#)

[Hunt and Beutell Rezoning Application](#)
2. [25-7247](#) **Public Safety Building Update**
Receive update on project timeline, projected costs, financing, and completed value engineering process for the planned new Public Safety Building.

[Agenda Report - Public Safety Building](#)

[Schedule Overview](#)

[Public Safety Building Costs](#)

[Public Safety Building Value Management](#)

[Public Safety Building Financing](#)
3. [25-7246](#) **Final Plat Issued for Sunset Drive Lot**
Discuss the Final Plat issued for 551 Sunset Drive.

[Agenda Report - Final Plat Issued for Sunset Drive Lot](#)

[Executed Plat- 551 Sunset](#)

4. [25-7248](#) **Brookhaven Innovation Academy (BIA) School Zone**
Adopt a resolution to be forwarded to the [appropriate board or authority] that encourages the Board to designate the entrance and exit driveways of Brookhaven Innovation Academy (BIA) as a School Zone.

[Agenda Report - BIA School Zone](#)
5. [25-7249](#) **Expanded Downtown Parking**
Authorize staff to release an RFP from their on-call engineers to provide surveying and engineering design to generate a design development level plan for expanding parking in the downtown area.

There is also a need to define downtown parking requirements to be reviewed and approved based on historic urban downtown standards.

[Agenda Report - Expanded Downtown Parking](#)

[City Hall Parking Concept V4 10-8-24](#)

I. **Adjourn to Executive Session for Personnel, Real Estate, or Legal**

J. **Signed by:** _____ **Mayor Craig Newton**

K. **Attest:** _____ **Monique Philip, City Clerk**



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	25-7240	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	2/17/2025 6:30 PM	In Control:	Policy Work Session
Title:	REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family Detached Residential Project		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family](#)
2. [RZ2024-007 2.17.25 PWS](#)
3. [Hunt Beutell Concept Plan](#)
4. [Hunt and Beutell Rezoning Application](#)

Title

REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family Detached Residential Project

Drafter

Tracy Rye



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

Agenda Report

To: Mayor and Council

From: Community Development

Meeting Date: February 17, 2025 - Policy Work Session (PWS)

Item No.: 25-7240

Title: REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family Detached Residential Project

CC: Eric Johnson, City Manager

Recommendation

Consider a recommendation of approval from the Planning and Zoning Board by a vote of 4-1 on the zoning component of RZ2024-007, the adoption of zoning standards under the Planned Residence District (PRD) for the property located at 136, 138, 134 & 141 Beutell St. & 87 Hunt Street, with the following conditions:

1. The PRD zoning designation shall be restricted to a single-family development up to a maximum of 31 units;
2. The property shall be developed in general conformance with the site plan dated receipt 10/28/2024 and shall include a 14-foot setback along the interior property lines;
3. A 2-foot sidewalk landscape strip shall be provided along the interior property lines;
4. The applicant shall provide a minimum of 3 parking spaces per unit all which must be provided on the site;
5. A 2-foot sidewalk landscape strip, 8-foot sidewalk with streetlights shall be installed along Hunt Street and Beutell Street in conformance with Section 205-4.f. of the UDO unless otherwise required by the City Engineer; and the sidewalk in front of existing lots 26 and 27 shall be upgraded from 5' to 8'.

6. All common areas, including but not limited to stormwater systems, shall be maintained by the property manager/owner;
7. It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks and minor adjustments to the site concept plan shall be approved by the Community Development Director in response to Gwinnett County comments is allowed;
8. The location of any and all crosswalks and traffic calming measures within the development are subject to the approval of the City Engineer;
9. Plant material use on site in landscape strips and buffers are subject to final approval of the City's Arborist;
10. Location of stormwater detention is subject to the approval of the City Engineer;
11. All utilities shall be buried;
12. The development shall comply with the Architectural Review Board's 11 conditions of approval referenced earlier in the analysis. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board;

Background

The applicant has assembled these parcels and proposes 34 lots with 31 new construction detached single family homes. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. Two lots will be common area open space, and the third lot will be utilized for detention.

The assemblage of four parcels spans either side of Beutell Street and the east side of Hunt Street. The north side of the subject parcels is directly adjacent to the railroad right of way and the site sits at the end of these residential streets developed in a traditional neighborhood pattern. The total acreage is 3.35 acres and is within the Town Center Future Land Use designation. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. As related to the existing permits for these two lots, Beutell is currently being extended and widened within the frontage of the lots to a 30' ROW with a 5' sidewalk.

Vehicular access to the 31 new homes will be provided by the creation of a 50' wide new road that connects Hunt and Beutell Streets. Additionally, Beutell will be extended to the railroad right of way within the existing right of way. This new road will provide access through the development. 5' sidewalks are proposed throughout the development and parking is provided for guests and for those retrieving mail at the centrally located mail kiosk. Lots with frontage on Beutell will derive access from the extension of Beutell Street.

The homes range from 2,911-3,819 square feet. The design of these proposed 31 homes was the subject of an Architecture Review Board review on December 17, 2024, and was approved with conditions. The applicant is proposing 3.5' side setbacks from each side property line, for a distance of 7.0' between houses. These setbacks will apply to building overhang, and the Building Official will require the homes to be constructed with fire rated assemblies.

Financial Impact:

Residential property taxes will increase if the previously undeveloped portions of this property are developed. Current scope of impact to City revenues are unknown at this time.

Consistent with Comprehensive Plan?

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community
4. Maintains a Vibrant Economy and Continue to Facilitate Job Growth
5. ***Ensures that Norcross Residents have a Variety of Attainable, Quality Housing Options***
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

RZ2024-007 2.17.25 PWS
Hunt Beutell Concept Plan
Hunt and Beutell Rezoning Application

Next Steps

Mayor and Council Voting Session March 3, 2025 at 6:30 PM



Meeting Date: 2/17/2025 at 6:30 PM	Petition Number: REZ2024-007
Project Type:	New single-family residential development
Property Location:	136, 138, 134 & 141 Beutell St. & 87 Hunt Street Norcross, GA 30071
Tax Parcel ID:	6255 072, 6255 525, 6255 087, 625 524, 6255 084
Petitioner:	Musah Lotallah
Petitioner's Request:	Creation of a new 34-lot single family detached Planned Residential Development (PRD) with 31 new construction homes
Recommendation:	Approval with conditions

Summary

The applicant requests approval of the site plan within the PRD district to construct a 34-lot single-family development with 31 newly proposed homes on the 3.35-acre assemblage.

Timeline

The Norcross UDO Section 104-3.B requires rezoning applications for Planned Residential District (PRD) to first be reviewed by the Architectural Review Board, followed by Planning and Zoning Board, Mayor and Council's policy meeting and the Mayor and Council's regular meeting for final action. Below is the proposed schedule of dates.

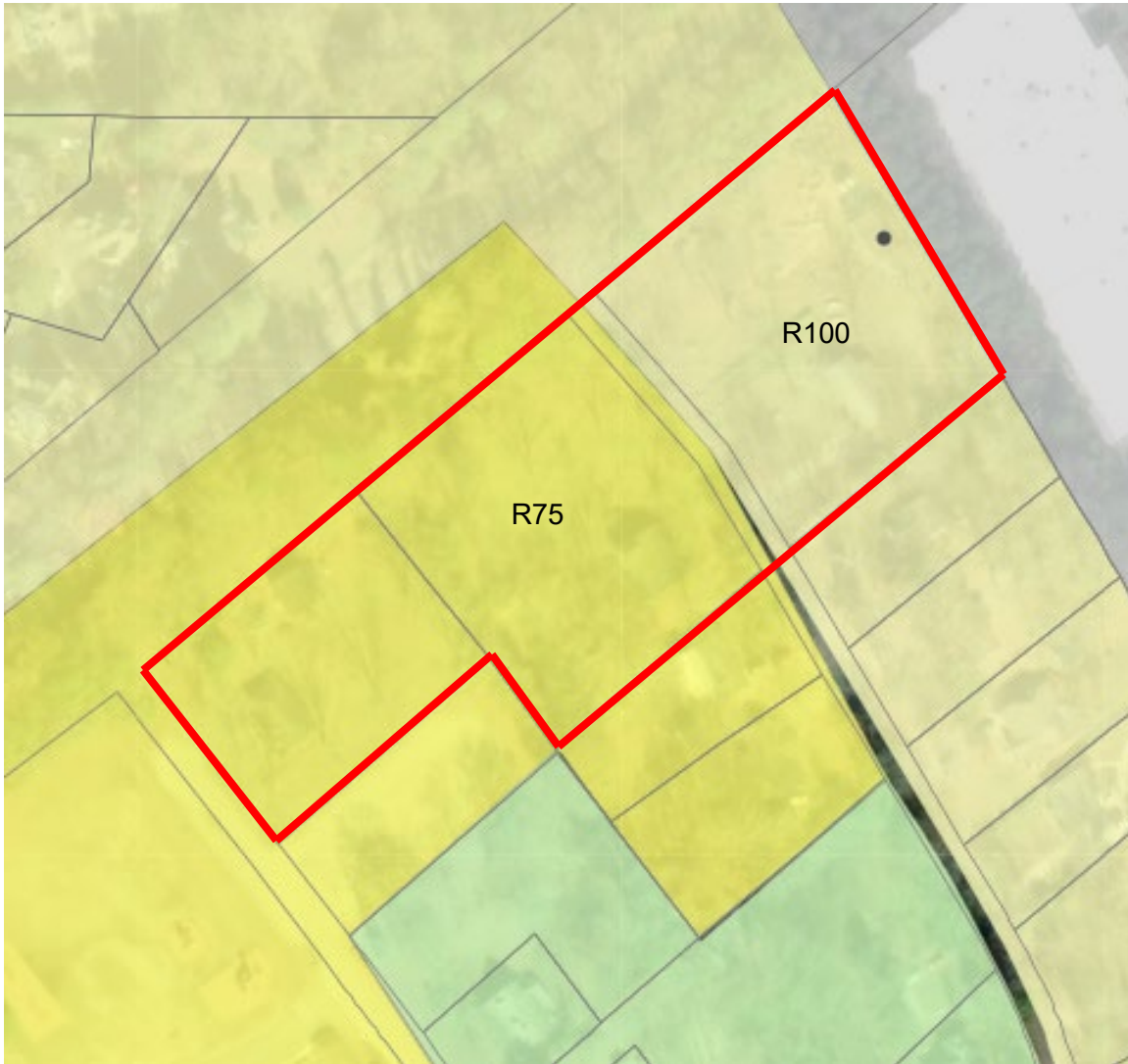
Board	Meeting Type	Meeting	Meeting Time	Room
ARB	Hearing	12/17/2024	6:00 PM	2nd Floor Conference Room
P&Z	Hearing	2/5/2025	6:30 PM	2nd Floor Conference Room
MCC Policy	Hearing	2/17/2025	6:30 PM	2nd Floor Conference Room
MCC Regular	Hearing	3/3/2025	6:30 PM	Council Chambers

Aerial View



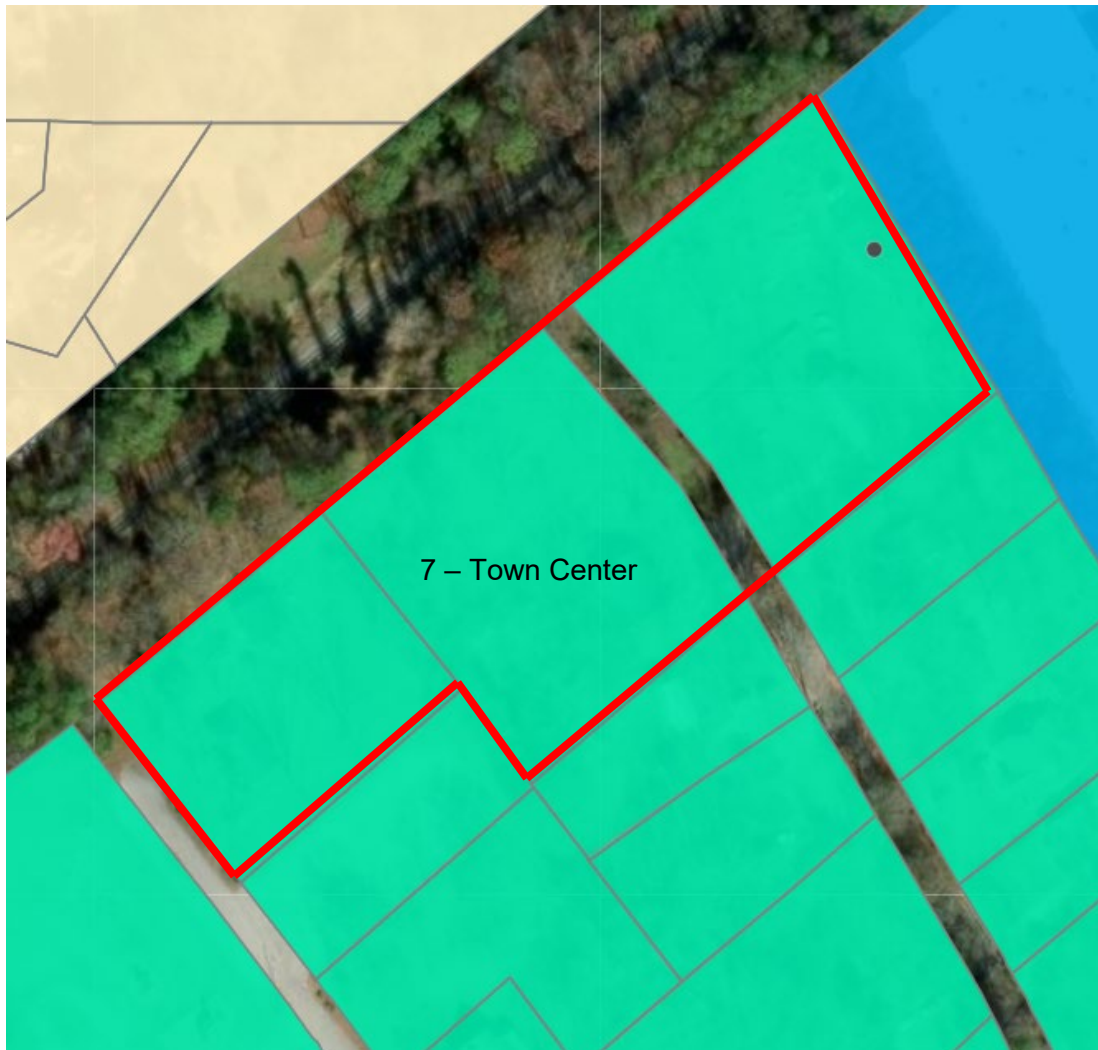
Attachment: RZ2024-007 2.17.25 PWS (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family)

Zoning Map



Attachment: RZ2024-007 2.17.25 PWS (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family)

Character Area Map



PROPERTY INFORMATION			
136, 138, 134 & 141 Beutell St. & 87 Hunt Street Norcross, GA 30071			
Zoning & Land Use			
Current Zoning: R75 & R100	Requested Zoning: PRD	Acreage: 3.35 acres	2045 Comprehensive Plan Designation: Town Center
Estimated Dimensions			
As this is a proposal for a PRD development, proposed lot and building dimensions vary.			
Existing Lot Dimensions:	Generally, proposed lot sizes are between 3,628 s.f. and 7,117 s.f.		
Building Dimensions:	Generally, proposed building dimensions are between 2,911 s.f. and 3,819 s.f.		
500ft Adjoining Parcels: Developments, Zoning & Uses			
North	R100 Railroad Right of Way and Single-Family Residences		
South	R-75, R-100, O-I and PRD Single Family Residences and Enrich @ 519 Senior Living		
East	M1 Peachtree Corners Distribution Center		
West	R75 Norcross Elementary School		
Topography			
Topography:	High Point: Northwest corner Low Point: Northeast corner		
Elevation:	High Point: 1078’ Low Point: 1064’		
Encumbrances:	N/A		

Background

In June 2019 the city adopted the Unified Development Ordinance (UDO) and zoning map. This new UDO incorporated the use of a new, flexible district called the Planned Residential District (PRD) which allows flexibility in lot design, setbacks and building heights to achieve a more improved design. In exchange for this flexibility, the developer must present housing unit plans to the Architectural Review Board, the Planning and Zoning Board and final approval of the Mayor and Council a concept plan to which the development will be constructed. PRD developments are additionally subject to heightened scrutiny and development conditions to ensure that the project presented during the initial phases of review during zoning is ultimately what is developed and constructed.

Applicant's Request

The applicant has assembled these parcels and proposes 34 lots with 31 new construction detached single family homes. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. Two lots will be common area open space, and the third lot will be utilized for detention.

Existing Conditions

The assemblage of four parcels spans either side of Beutell Street and the east side of Hunt Street. The north side of the subject parcels is directly adjacent to the railroad right of way and the site sits at the end of these residential streets developed in a traditional neighborhood pattern. The total acreage is 3.35 acres and is within the Town Center Future Land Use designation. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. As related to the existing permits for these two lots, Beutell is currently being extended and widened within the frontage of the lots to a 30' ROW with a 5' sidewalk.

Project Description and Architectural Review

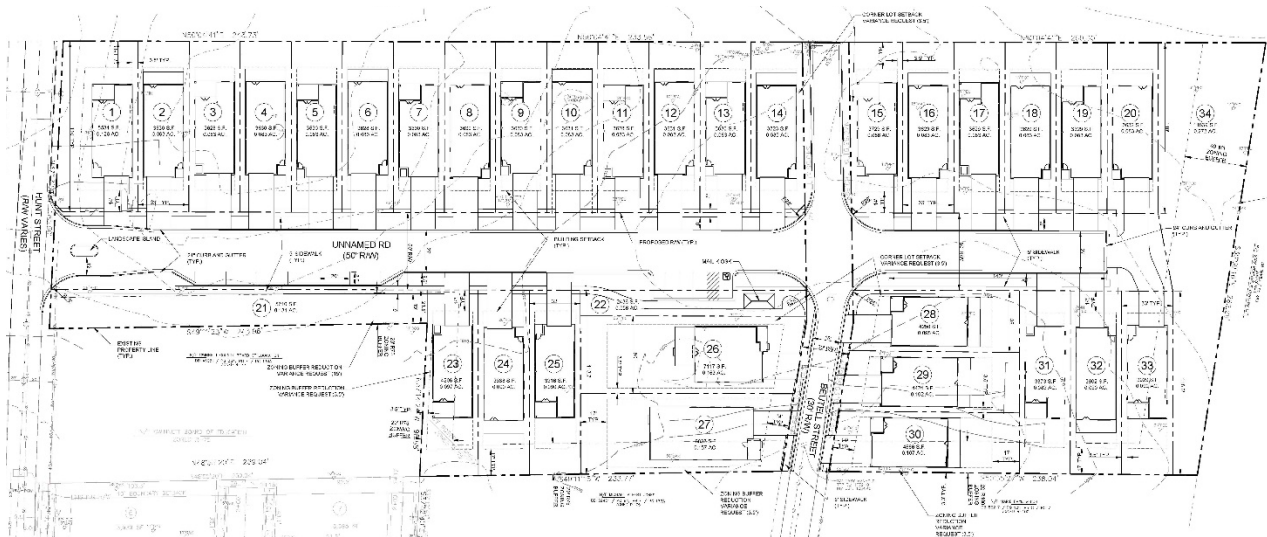
Vehicular access to the 31 new homes will be provided by the creation of a 50' wide new road that connects Hunt and Beutell Streets. Additionally, Beutell will be extended to the railroad right of way within the existing right of way. This new road will provide access through the development. 5' sidewalks are proposed throughout the development and parking is provided for guests and for those retrieving mail at the centrally located mail kiosk. Lots with frontage on Beutell will derive access from the extension of Beutell Street.

The homes range from 2,911-3,819 square feet. The design of these proposed 31 homes was the subject of an Architecture Review Board review on December 17, 2024, and was approved with conditions. The applicant is proposing 3.5' side setbacks from each side property line, for a distance of 7.0' between houses. These setbacks will apply to building overhang, and the Building Official will require the homes to be constructed with fire rated assemblies.

The Architectural Review Board recommended the following 11 conditions for consideration of approval of this request and the elevations reviewed are provided later in this report:

1. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
2. The subject homes shall be substantially similar in style and color to the elevations in the application as determined by the Community Development Director. Styles and colors shall be limited to the components shown in the elevations in this application.
3. Lot 25 shall have a band board on the left elevation.
4. Lot 31 shall have a brick water table on the left elevation.

5. Corner lot homes with brick on the front elevation shall have matching height brick on the side of the house adjacent to the street.
6. All front elevations of all homes shall have windows with mullions.
7. No elevation shall be the same as that of any adjacent home, including those on either side or directly across the street.
8. The HVAC equipment shall be appropriately screened from view from the right of way.
9. If shutters are used on any windows, they will be operable when feasible; and all shutters (inoperable and operable) must be appropriately scaled to cover the window opening per design standard 3.6.1.6.
10. The mail kiosk elevations shall be subject to approval by the Community Development Director.
11. A final Architectural Review Board inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.



ZONING ANALYSIS

Current Zoning

The subject property is zoned R-100 (Single-Family Residence) and R-75 (Single-Family Residence). Immediate and nearby zoning districts consist of R100 to the north (across the railroad) that is used for railroad right of way and single-family homes. To the south, the zoning is R-100, R-75, OI and PRD (Planned Residential Development) used for single-family homes and Enrich @ 519 Senior Living (OI). To the east of the subject assemblage, the zoning is M-1 (Light Industry), and the area is used as a distribution center. Last, to the west, the Norcross Elementary

School parcel is zoned R-75.

Zoning Request

The Planned Residence District (PRD) is intended to allow higher density and contain housing types allowed by the character area of the parcel. The Town Center Character Area where this property is located allows for medium density residential development at a density of up to 12 units per acre. The applicant is seeking to change of zoning to PRD (planned residential development) to allow site plan flexibility, but it is proposing detached single-family homes as the land use, which is allowed under the existing zoning. The proposed density is 9.25 units per acre for a total of 31 units. The total site acreage is 3.35.

The applicant **proposes** the following development standards as shown on the site plan dated receipt October 28, 2024:

- Front setback: 14 feet
- Side setback: 3.5 feet (setbacks apply to overhangs and fire rated assemblies will be required by the Building Official)
- Rear setback: 17 feet
- Parking ratio: UDO requirement is 3 spaces per unit
 - Two-car garage and driveway provided for each housing unit
 - 10 on-street parking spaces are proposed
- Density: 9.25 units per acre
- Height: 3 stories
- Landscape strips: Required with sidewalk
- Buffers: Reductions requested as part of site plan review.

The UDO requires a 20-foot transitional buffer between R75 Zoning Districts and PRD. However, the applicant is not required to follow the buffer standards provided by the UDO within the PRD Zoning District. Developments approved through legislative review and tied to an approved concept plan will follow the buffers laid on that plan. The applicant proposes a 15-foot buffer to the north of the R-75 property owned by the Gwinnett County Board of Education and a 3.5-foot buffer to the east of that same parcel (see proposed lots 21 and 23). On the site plan, the applicant also proposes a 3.5-foot buffer along the southern and eastern boundaries of the subject assemblage adjacent to the surrounding R-75 zoned parcels.

2045 Comprehensive Plan Analysis

The 2045 Comprehensive Plan, the “Comp Plan”, is a document that reflects the wishes of the community as acknowledged and adopted by the Mayor and Council. The Comp Plan contains four sections to determine the appropriateness of a zoning action. Those sections are: 1) Table 2.1 a matrix that depicts land uses by character area, 2) specific visions for each of the twelve character areas, 3) the overarching policy goals for the city, and 4) Land Use Definitions. The subject parcels fall within Character Area 7, Town Center.

A. Land Uses by Character Area

The Town Center Character Area outlines appropriate scale of development and land use policies, including, 'Planned residential communities offering a variety of housing options.'

Taken from Table 2.1, the following uses are either specifically detailed in the character area description or considered appropriate according to the matrix:

Appropriate Land Uses for Character Area 7 – Town Center	
Low Density Residential	Community level commercial or office (< 50,000 sf)
Medium Density Residential	Entertainment related commercial
Planned Residential Community (mixed housing types allowed)	Mixed-use (vertical)
Skilled nursing facilities (no rehab)	Places of assembly
Neighborhood level commercial, studio, or office (<5,000 sf)	Transportation and communication utilities

B. Policy Goals

Under the policy goals the proposed rezoning meets the following criteria:

- *Policy 1-3: Support opportunities for infill development that reflects the neighborhood character.*
- *Policy 5-1: Accommodate the housing needs of a diverse population by supporting the development of a variety of residential types and densities based on land use patterns.*
- *Policy 5-4: Encourage residential development downtown to activate and diversify the area.*

C. Character Area Vision

The Town Center Character Area contains four points that support the area's vision of which the following applies:

- *A compatible blend of historic and modern buildings create an economically and environmentally sustainable place to live, work, and visit.*

D. Land Use Definition

Planned residential community – a residential development whose essential features are a definable boundary, and a consistent, but not necessarily uniform character. Such developments may include a variety of housing types and typically share common recreational amenities, and private covenants, conditions, and restrictions enforced by a homeowners' association

Standards Governing the Exercise of Zoning Power

According to Section 103-11, the criteria by which a zoning action can be approved or denied are as follows:

1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties?

The request to approve the proposed site plan for the construction of the 31 single-family homes within the PRD zoning district is suitable based on the existing uses of adjacent and nearby properties. Although more dense than the surrounding residential land uses, this proposed single-family development is aligned with adjacent uses. The nearby school is an institutional use, so this development is aligned with that as well.

2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The land use itself would likely not adversely impact existing uses or usability of adjacent properties, beyond the additional trips created from new homes on historically vacant property. The project will be required to provide for on site detention and water quality management as part of its overall development plan.

3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The subject property has reasonable economic use under its current zoning of R75 and R100. This site could be redeveloped, as zoned, with any allowed uses under the Town Center Character Area and the Norcross Unified Development Ordinance.

4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

Staff does not foresee any excessive or burdensome use of existing streets, transportation, utilities, and schools.

5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan?

The subject site is located within the Town Center Character Area, which is intended to be the civic heart of the city with a wide variety of entertainment, dining, recreational and shopping options creating a destination for the greater community. It allows a variety of residential housing options, as part of a planned residential development. The proposed single-family project is considered infill and will provide more housing options to the Norcross community, meeting the intent of the Comprehensive Plan.

6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

There are no known existing or changing conditions affecting the use of the property.

Gwinnett County External Comments:

Water & Sewer:

1. Sewer: The subject case proposing 31 new residential lots has sewer capacity certification for 36 new residential units which is valid through May 2025. Though the applicant should request an updated certification for the final unit count (and keep this certification active), the sewer flow has been accounted for.
2. Water: The existing water is indicated as 6-inch cast iron of unknown age. Connection to less than a 6-inch water line may require a variance. The developer is responsible for determining if this will provide sufficient water for domestic and fire protection needs.

Gwinnett Fire Plan Review:

1. Dead-end access roads in excess of 150 feet in length shall be provided at the end with a cul-de-sac having a 50-foot radius at the outside curblane, or other approved means for turning around. (2012 Gwinnett County Fire Ordinance Section 42-35e). As currently presented it does not appear that fire access turnaround needs to be provided, however final approvals are subject to the review by Gwinnett County at the time of permitting.

Schools:

Residential Rezoning Impact on Local Schools Prepared for City of Norcross, January, 2025											Proposed Zoning
	School	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
Beutell & Hunt Street Tract	Norcross High School or Paul Duke STEM High School	2,343	2,600	-257	2,292	2,600	-308	2,254	2,600	-346	7
	Summerour Middle School	1,342	1,675	-333	1,303	1,675	-372	1,290	1,675	-385	6
	Norcross Elementary School	780	1,000	-220	772	1,000	-228	779	1,000	-221	9

Conclusion

The submitted application meets the comprehensive plan expectations as noted by the previously mentioned appropriate land uses, policy goals, and vision in Sections A-C; the proposed development appears to meet the presented policy goals in Section C and it meets planned residential community definition.

Recommendation

Staff recommends **approval** of the zoning component of RZ2024-007, the adoption of zoning standards under the existing Planned Residence District (PRD) for the property located at 136, 138, 134 & 141 Beutell St. & 87 Hunt Street, with the following conditions:

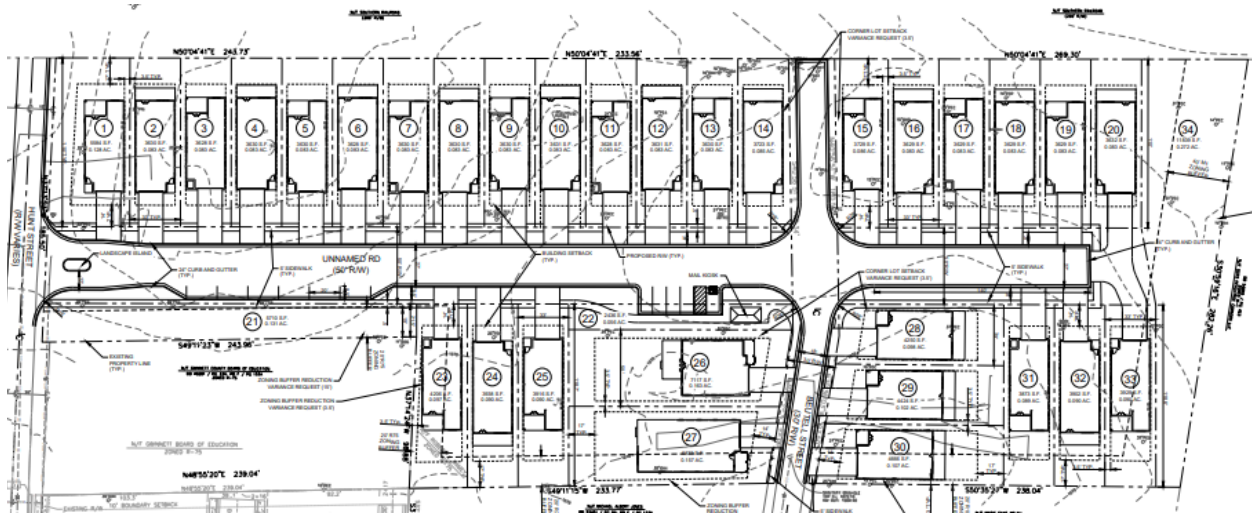
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7. It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks and minor adjustments to the site concept plan shall be approved by the Community Development Director in response to Gwinnett County comments is allowed;
8. The location of any and all crosswalks and traffic calming measures within the development are subject to the approval of the City Engineer;
9. Plant material use on site in landscape strips and buffers are subject to final approval of the City's Arborist;
10. Location of stormwater detention is subject to the approval of the City Engineer;
11. All utilities shall be buried;

12. The development shall comply with the Architectural Review Board's 11 conditions of approval referenced earlier in the analysis. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board;

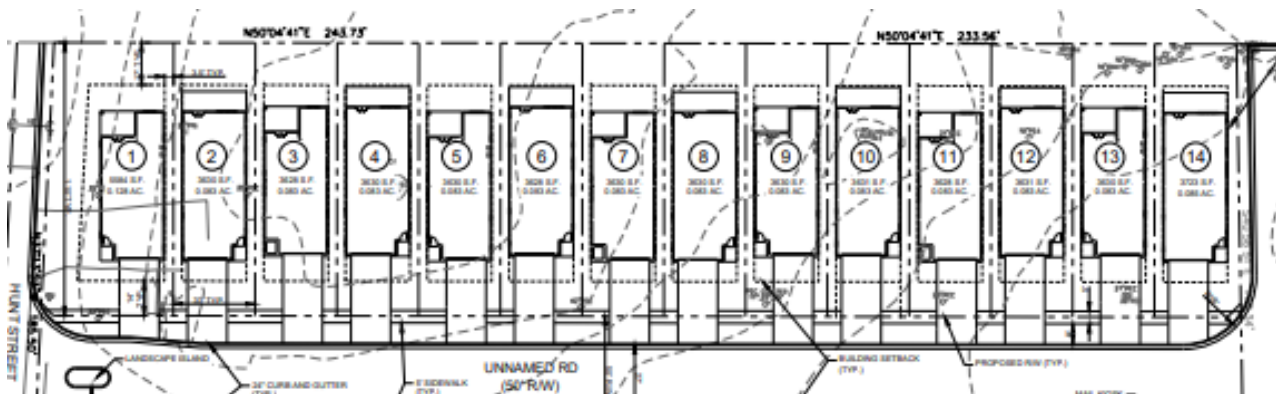
Site Plan

Concept Plan

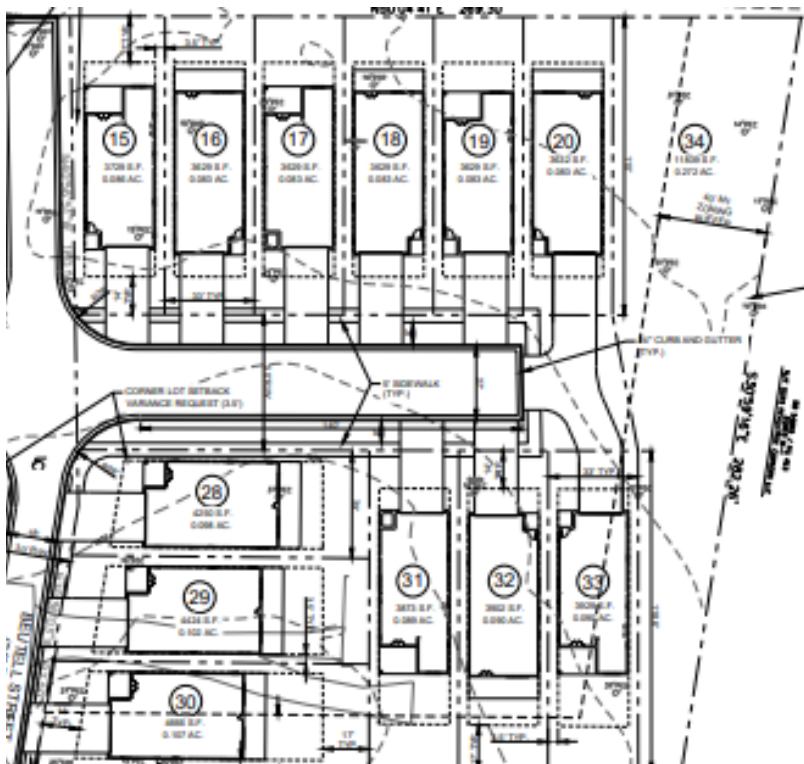
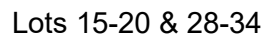
For purposes of orientation and view, the applicant's proposed concept plan is presented below.



Lots 1-14



Lots 21-27



The applicant also included several renderings of the proposed neighborhood with their application. These show a more realistic view of the architecture that is being proposed. The images below are for illustrative purposes only; elevations and finishes are detailed later in the staff report.

Aerial view of the neighborhood



Elevations

The following pages include front, right, left, and rear facades for each proposed home, as well as the proposed finishes. Generally, the facades show vertical and horizontal batten siding in a variety of colors and at least one architectural element on each home to include brick, wood shingle. The materials list also includes roofing materials, front door material and other accents as proposed.

Streetscape View 1



Streetscape View 2



Streetscape View 3



Attachment: RZ2024-007 2.17.25 PWS (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family)

Streetscape View 4



Streetscape View 5



Streetscape View 6



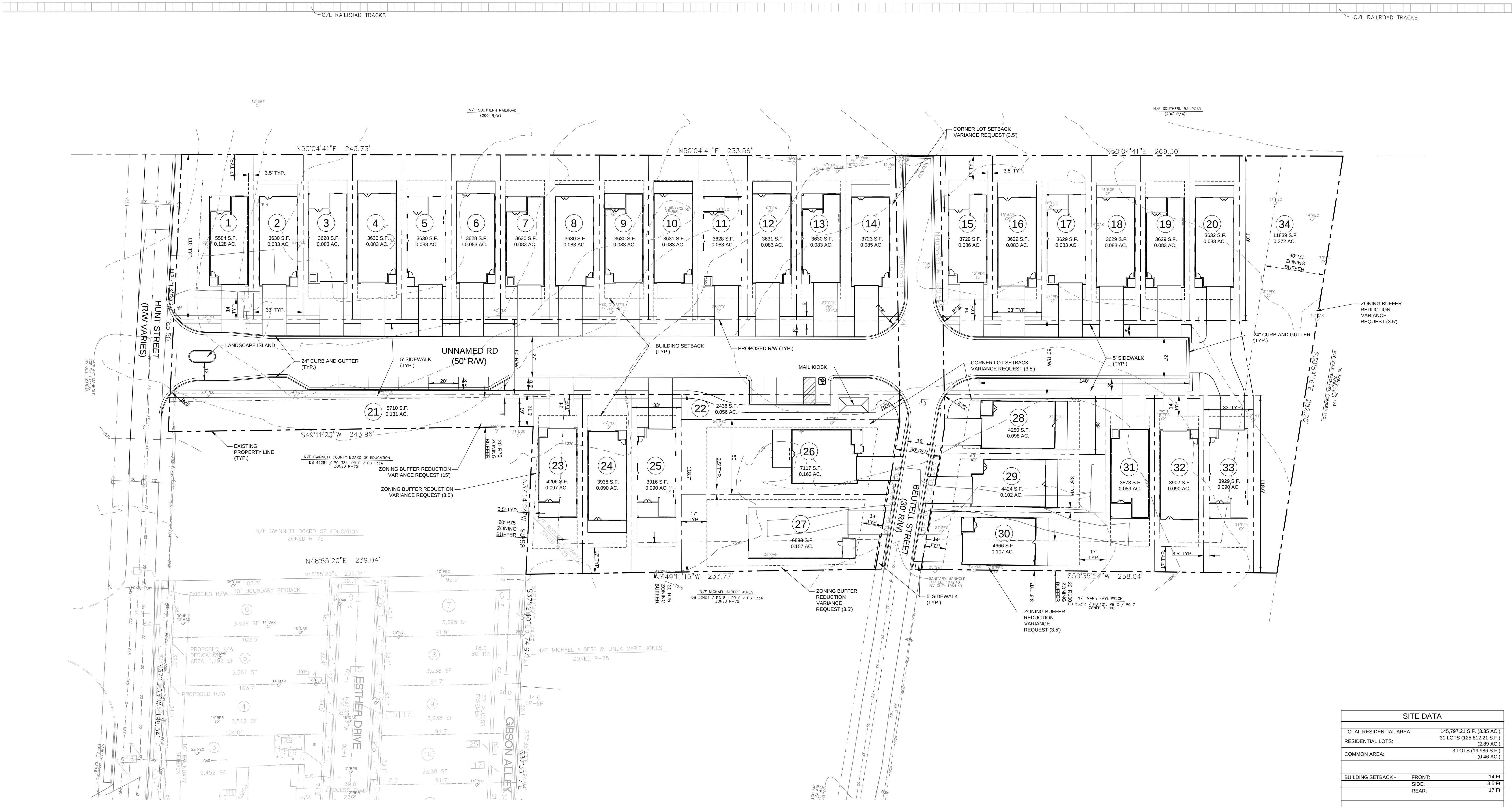
Streetscape View 7



Photos



Attachment: RZ2024-007 2.17.25 PWS (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD for



HUNT & BEUTELL RESIDENTIAL

CONCEPT PLAN



REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name:

Mutual Home Solutions LLC. & Church Street LLC

Owner's Address:

438 Langford Dr

City: Norcross State: GA Zip Code: 30071

Phone: (404) 643-4606 Cell Phone: (404) 643-4606 Email: musah.mhs@gmail.com

APPLICANT'S CONTACT INFORMATION

Applicant's Name:

Musah Lotallah

Applicant's Address:

438 Langford Dr

Suite: City: Norcross State: GA Zip Code: 30071

Phone: (404) 643-4606 Cell Phone: (404) 643-4606 Email: musah.mhs@gmail.com

PROPERTY LOCATION

Tax Parcel Number(s): 6255-072,525,087,524, 084 Size in acres: 4.14

Address(es): 136, 138, 134 & 141 Beutell St + 87 Hunt St Norcross GA 30071

Number of existing structures: 4 Number of parking spaces: 12

PROPOSED USE

Current Zoning: R75 Requested Zoning: PRD

Date of Pre-Application Mtg: October 17th

Is the request in conformity with the Current Land Use Plan? XX Yes No

Comp Plan Designation: If No, Comp Plan Amendment is required

Is this site located in the National/Local Historic District? Yes no No

If yes, what are the plans for the historic resources, if any, onsite

There are no historic resources on site

Proposed Use Details:

We propose to build a new subdivision of Single Family Detached houses Our aim is to be in conformity with the policy, UDO and intent of the Comprehensive Plan.

ITEMS THAT MUST ACCOMPANY APPLICATION

- A. **Owner's Signature or Affidavit** - If the owner and applicant are not the same, the owner must sign the application or complete the attached affidavit.
- B. **Plat/Survey** – Submit one (1) full size, one (1) 11 x 17 and one (1) digital copy of a plat in JPG or PDF format, drawn by an engineer or land surveyor, describing in detail the tract, parcel or lot of land proposed to be rezoned. The plat must include the following information:
 - 1. A current boundary survey and plot plan, dimensioned and to scale, prepared by a registered surveyor, architect or engineer showing the seal of such surveyor, architect, or engineer.
 - 2. This survey shall be a plat of the land in question, or a description by metes and bounds, bearings and distances of the land, or if the boundaries conform to the lot boundaries within a subdivision for which a plat is recorded in the land records of the City of Norcross, then, the lot, block, and subdivision designations with appropriate plat reference.
 - 3. A description of existing land uses on adjacent and surrounding property.
- C. **Concept Plan** – Submit one (1) full size copy, one (1) 11x17 copy and one (1) digital copy in JPG or PDF format of a concept plan, including but not limited to all items listed on the attached checklist for such plan.
- D. **Impact Analysis** –
 - 1. If the zoning change has been initiated by an owner or their representative, the application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration attached to this application.
 - 2. A traffic study, a hydrology study, market study and other studies of the impact of the proposed development prepared by a duly licensed engineer or qualified professional may be required by the Community Development Department, Planning & Zoning Board or the Mayor & City Council as deemed necessary for adequate consideration and a fully-informed decision on the proposed request. The studies shall be prepared under the direction of the City at the applicant's expense.
- E. **Warranty Deed** – A copy of the recorded warranty deed to the property must accompany each application. The owner on the deed must be the same as the owner listed on the application.

- F. **Proof of Taxes Paid** – Proof that all ad valorem taxes due on the property have been paid must accompany each application.
- G. **Certificate Concerning Campaign Contributions** – The applicant must complete the certificate concerning campaign contributions and submit with each application.
- H. **Fees** – See attached fee schedule. Fees are non-refundable.
- I. **Development of Regional Impact** – If your application meets the Atlanta Regional Commission's (ARC) alternative rules for a Development of Regional Impact, additional review will be required by ARC and the State. More information can be found here, <https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/>
- J. **Conditional Rezoning** – An applicant may apply for conditional zoning and so state on the application. The conditional zoning applications may be based on written conditions contained within the relevant section of the application only or it may be based on the narrative AND a site plan.
- K. Any other information required by the Community Development Department or any other City department which is deemed necessary or desirable in processing the application which is related to the present or proposed use of the property.

I have read and understand the attached application and zoning procedures. I also hereby authorize the Community Development Staff, Planning & Zoning Board and Mayor & Council to inspect the premises that are the subject of this application.



10/15/2024

Signature of Applicant

Date

CITY USE ONLY. DO NOT WRITE BELOW

Date received: _____ Application Number: _____ Fee Paid: _____

Notes: _____

DEADLINE AND HEARING SCHEDULE

See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.

(THE APPLICANT OR APPLICANT'S AGENT MUST ATTEND ALL HEARINGS REGARDING THE APPLICATION)

Concept Plan Checklist

1. An application shall be accompanied by a concept plan if any new construction or alteration of the site is proposed.
2. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person familiar with land development.
3. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a Georgia registered land surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).

The concept plan shall show the following:

1. Zoning district classification of the subject property and all adjacent properties, and zoning district boundaries if they cross the property.
2. Man-made features within and adjacent to the property, including existing and future right-of way of streets, pavement width and street names; political boundary lines; and other significant information such as location of bridges, utility lines, existing buildings to remain, and other features as appropriate to the nature of the request.
3. Natural features, such as the 100-year flood plain, and protected wetlands and stream buffers required under the Buffers, Landscaping and Tree Conservation Article of this Ordinance.
4. Proposed use of the property.

The proposed project layout including:

1. For residential subdivisions, and office or industrial parks, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
2. For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, zoning buffers, stormwater detention facilities, and driveways, entrances and exits.
3. Name and address of the property owner.
4. Name, address, and telephone number of the applicant (if different than the owner).
5. Date of concept plan drawing, and revision dates, as appropriate.
6. Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre).
7. Location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. US. Geological Survey maps may be used as a reference guide for the location concept.
8. A statement as to the source of domestic water supply.
9. A statement as to the provision for sanitary sewage disposal.
10. The approximate location of proposed storm water detention facilities.
11. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

Criteria and Standards for Considering a Rezoning

The Mayor and City Council find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of zoning power. Please address these criteria to the best of your ability. You may use a separate sheet if necessary.

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Our Proposed development will provide new Single Family homes with the charm and characteristic of the Nocrross residential developments. We will turn the vacant land into a thriving neighborhood that meets the current Comprehensive plan & UDO

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Our development will enhance the neighborhood increase property values and transform the existing area. There is a school accross the street from our development that can provide housing for students and parents.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

No

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The location of the subdivision is at the dead end of the street and the number of houses will not substantially impact exsisting traffic.

- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan; and

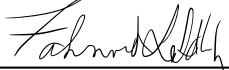
Yes it is compeltely in conformity with the policy of the Comprehensive plan

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Our proposed development is in the targeted area for redevelopment based on the UDO

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq. Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.


10-15-24 Fahnmusah Lotallah Applicant
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

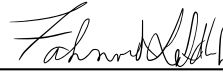
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a City of Norcross Mayor/Council Member or a Member of the Planning and Zoning Board

No (YES or NO)

Fahnmusah Lotallah



YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250.00 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN THE LAST TWO YEARS)

Attach additional sheets if necessary to disclose or describe all contributions.

DATE RECEIVED: _____

CASE#: _____

ACCEPTED BY: _____

H.1.d

Attachment: Hunt and Beutell Rezoning Application (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family)

10-15-24

Dear City Of Norcross,

Proposal

On behalf of Mutual Home Solutions, a single-family home developer based in Norcross, GA, I am writing to formally request the rezoning of a parcel of land located at Hunt and Beutell St to allow the development of a new 31-lot, single-family residential subdivision. Our company is dedicated to developing high-quality, top-of-market residential communities throughout Metro Atlanta, and this project aims to further enhance the housing options available within the city. The proposed subdivision has been meticulously planned to align with the current Unified Development Ordinance (UDO) and the City of Norcross' 2040 Comprehensive Plan. The design meets all requirements and follows the Town Center Character Area outlined in the UDO & Comprehensive Plan, supporting the city's vision for balanced growth, livability, and sustainability. The medium-density residential development will be a perfect fit for this area, enhancing its appeal while preserving its unique character.

Request

We respectfully request that the City of Norcross rezone the property from R75 to the Planned Residential District (PRD). This flexible zoning classification will allow us to optimize the lot design, setbacks, and building heights in a way that promotes improved community design and architectural harmony with the surrounding area. By utilizing the PRD zoning, we can maintain consistency with the city's vision for the Town Center Character Area, which seeks to blend historic traditional and modern architecture while fostering economic and environmental sustainability.

This development is designed with the following in mind:

- Compatibility: The subdivision will feature a mix of traditional architectural styles that complement the existing historic elements of Norcross.
- Sustainability: The project will be economically and environmentally sustainable, in line with the city's goals to create a place where residents can live, work, and visit with ease.
- Quality of Life: The subdivision's design encourages walkability and community interaction, reinforcing Norcross' reputation as a desirable place to live.

Conclusion

In conclusion, Mutual Home Solutions is excited about the opportunity to contribute to the continued growth and vitality of Norcross by developing a thoughtfully designed, medium-density residential subdivision. This project aligns with the City of Norcross' Town Center Character Area vision by providing high-quality homes that harmonize with the city's architectural heritage while supporting future growth. We are committed to delivering a project that both meets the city's planning goals and enhances the quality of life for its residents. We respectfully ask for the City of Norcross' favorable consideration of this rezoning request to PRD. Please let us know if any additional information is required. We look forward to working with the city and the community on this exciting development.

Thank you for your time and consideration.

Sincerely,
Musah Lotallah
Mutual Home Solutions

Attachment: Hunt and Beutell Rezoning Application (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family)

1. Rezone Property on From R75 to PRD

2. We also have buffer zone variance requested on the Concept plan. We will like those buffer request granted with the rezoning.

3. We Request to have setbacks as shown on site plans most Setbacks are
14' Front
17' Rear
3.5' Side

We will have a few exceptions on the plan and will request variance for those few lots at the time of rezoning.

4. Conditions that will have us to allow which house footprint can be used interchangeably in the development without having to go back through rezoning and ARB for approvals Once our submitted plans are approve through rezoning the City of Norcross can administratively approve the house location and color pallet.



Ownership Affidavit & Designation of Agent

I. Ownership.

I, _____, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) _____

Location address: _____

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: _____

134, 136 & 138 Butell St Norcross GA 30071

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

☐ Individual

☐ Corporation/Limited Liability Company (LLC)

☐ Partnership

☐ Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

Secretary of State Registration Number: _____

Name/Address of Registered Agent: _____

II. Designation of Owner's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named below to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: Fahnmusah Lotallah

Address: 438 Langford Dr Norcross GA 30071

Contact Person: Fahnmusah Lotallah Telephone No.: 4046434606

III. Notice to Owner.

- A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.
- B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.).

City of Norcross, 65 Lawrenceville Street, Norcross, GA 30071 Community Development Department, 678-421-2027

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Government Entity

Print Government Name

By: _____
Signature

Print Name: _____
Title: _____
Department: _____

• Corporation/LLC

Print Corporation/LLC Name

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone #: _____

• Partnership

Print Partnership Name

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone #: _____

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF _____

• Individual

Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Government Entity

Before me, this _____ day of _____, 20____, personally appeared _____ as _____ and on behalf of _____, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Corporation/LLC

Before me, this _____ day of _____, 20____, personally appeared _____ of _____ a _____ corporation/LLC, on behalf of the corporation/LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

• Partnership

Before me, this _____ day of _____, 20____, Of _____, personally appeared _____, partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Signature of Notary

NOTARY STAMP:

My commission expires: _____

Print Notary Name

Identification Method: _____ Personally known.
_____ Produced I.D. – Type: _____

City of Norcross, 65 Lawrenceville Street, Norcross, GA 30071 Community Development Department, 678-421-2027



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	25-7247	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	2/17/2025 6:30 PM	In Control:	Policy Work Session
Title:	Public Safety Building Update		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Public Safety Building](#)
2. [Schedule Overview](#)
3. [Public Safety Building Costs](#)
4. [Public Safety Building Value Management](#)
5. [Public Safety Building Financing](#)

Title

Public Safety Building Update

Drafters

Eric Johnson, City Manager

Bill Grogan, Chief of Police

Maurice Shepherd, Court Administrator/Chief Clerk of Court



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: Eric Johnson, City Manager

Bill Grogan, Chief of Police

Maurice Shepherd, Court Administrator/Chief Clerk of Court

Meeting Date: February 17, 2025 – Policy Work Session (PWS)

Item No.: 25-7247

Title: Public Safety Building Update

Recommendation Receive update on project timeline, projected costs, financing, and completed value engineering process for the planned new Public Safety Building.

Background The design of a Public Safety Building (PSB) has been undertaken on land acquired by the City from Gwinnett County in return for City funding of the new Norcross Library. The City has previously acquired three additional properties along Stevens Road, adjacent to the former library to provide adequate parking for the PSB. Multiple other discussions have occurred leading up to this discussion.

- Options for financing were discussed on October 3, 2022.
- Turner and Townsend was selected for project management services on July 10, 2023.
- CROFT and Associates was selected for architectural and engineering services on October 2, 2023.
- Town Hall held October 23, 2023.
- Town Hall held November 29, 2023.
- Green design options discussed, and LEED certification policy in Comprehensive Plan waived in preference for construction to sustainability standards on January 16, 2024.
- Demolition approved by ARB on May 21, 2024.
- Reeves Young approved as Construction Manager at Risk /General Contractor on June 3, 2024.
- Demolition approved by Mayor and Council on July 5, 2024.

More recently, Councilmember Myers and now Mayor Pro Tem Cheek, who participated in the selection process for the Construction Manager at Risk, also participated in consideration of value engineering options to reduce construction costs.

Financial Impact: No cost is associated with this update. The costs associated with the building – both past and future – are presented in backup, as is a financing plan for remaining costs.

Consistent with Comprehensive Plan? Goal 6 - Furthers the City's Tradition of Strong Leadership and High Level of Quality Services.

Next Steps Approval to purchase long lead-time items; approval of Guaranteed Maximum Price.

Attachments

Schedule Overview

Public Safety Building Costs

Public Safety Building Value Management

Public Safety Building Financing

Public Safety Building Schedule Overview (revised 1/24/25)

- Abatement of asbestos and demolition of all structures was completed first week of January 2025.
- CROFT will present 100% completed Construction Documents to City staff and the project management team January 31st. February 7th CDs will be submitted to Reeves Young for pricing.
- Reeves Young will present a Guaranteed Maximum Price to City staff and the project management team for review and discussions March 14th.
- Guaranteed Maximum Price will be shared with Council sub-committee in late March, brought before Mayor and Council for review at the April 21st policy work session, followed by a vote at the regular council meeting May 5th.
- A groundbreaking ceremony will be scheduled for April.
- Construction will start in May once GMP is approved.
- Construction Dates:
 - Grading/Utilities Completion September 2025
 - Slab Pour Completion October 2025
 - Roofing Completion March 2026
 - Interiors, Parking, Landscaping Completion June 2026
 - Substantial Completion June 2026 (Contract with Reeves Young states construction completion is 395 calendar days from issuance of Notice to Proceed)
- Punch List Completion July 2026.
- Move in is expected to be August/September 2026.

1/24/2025 PUBLIC SAFETY BUILDING COSTS

	Total Contract/Budget	Incurred To Date	Remaining
Land purchase(s)	\$ 1,050,080.13	\$ 1,050,080.13	\$ -
CROFT - Architect	\$ 1,067,560.00	\$ 805,402.00	\$ 262,158.00
TTH - Project Manager	\$ 405,766.00	\$ 234,414.00	\$ 171,352.00
CROFT - rework front elevations inv#20595	\$ -	\$ 6,715.00	\$ -
CROFT - rework....invoice 10/15 20749-VE	\$ -	\$ 8,777.50	\$ -
CROFT - VE Changes Designer, Project Manager, CAD/BIM 11/6/24	\$ -	\$ 8,513.75	\$ -
CROFT - VE Changes Designer, Project Manager, CAD/BIM 12/5/24	\$ -	\$ 5,220.00	\$ -
CROFT - VE Changes Designer, Project Manager, CAD/BIM 1/3/25	\$ -	\$ 1,135.00	\$ -

CITY's SCOPE/DIRECT PURCHASE/PAY ITEMS

Permits and Impact Fees	\$ 30,000.00	\$ 13,315.00	\$ 16,685.00
Tree removal fee - original estimate - transferred from PSB budget to Tree Fund	\$ 12,350.00	\$ 12,350.00	\$ -
Tree removal fee - amended additional fees 101624 - Transfer to Tree Fund	\$ 10,800.00	\$ 10,800.00	\$ -
Phase I Environmental	\$ 3,500.00	\$ 2,535.51	\$ -
Phase II Environmental	\$ 13,000.00	\$ 12,250.00	\$ -
Phase II Reporting *required add'l work due to materials found from where dry cleaner was	\$ 6,605.00	\$ 12,250.00	\$ -
Geotechnical Investigation	\$ 35,000.00	\$ 34,776.41	
Vibration Monitoring (United Consulting)	\$ 8,500.00	\$ 8,067.50	
Commissioning Services - Dewberry quote rec'd under budget \$140k	\$ 72,240.00		
Const Testing/Special Inspect	\$ 270,000.00		\$ 270,000.00
Piper Sandler - Financial Advisory Svcs	\$ 500.00	\$ 500.00	\$ -
Advertising/PR	\$ 5,000.00		\$ 5,000.00
Fencing	\$ 46,192.47	\$ 46,135.56	\$ -
Appliances - refrigerators,microwaves.etc	\$ 6,000.00		\$ 6,000.00
Fitness Room Equipment	\$ 36,000.00		\$ 36,000.00
Furniture - rec'd one quote \$864k for all spaces, even if not occupied day 1	\$ 850,000.00		\$ 850,000.00
Courtroom interlocking chairs (80)			
AT&T Internet Access (annually)	\$ 11,604.00		\$ 11,604.00
Comcast (annually)	\$ 1,800.00		\$ 1,800.00
Surelock - Dell Server Package	\$ 234,577.00		\$ 234,577.00
Surelock - Battery Backup Package	\$ 17,077.00		\$ 17,077.00
Mitel SWA (annually)	\$ 12,064.00		\$ 12,064.00
Mitel phones (10 new) - most phones will be moved from City Hall PD/Court spaces to new bldg	\$ 4,800.00		\$ 4,800.00
Police/Dispatch Motorola Radio System	\$ 245,728.00		\$ 245,728.00
Wireless Access Points	\$ 45,084.00		\$ 45,084.00
City Scope Totals (land, firms, testing, purchases)	\$ 4,501,827.60	\$ 2,273,237.36	\$ 2,189,929.00

City's incurred expenses (land, firms, permits, fees, fencing, advertising)	\$ 2,273,237.36
Building cost	\$ 20,817,468.00
City's remaining expenses (firms, permitting, inspection services, FFE, IT)	\$ 2,189,929.00
Reeves Young fees, bonds, insurance	\$ 963,324.00
Total future costs	\$ 23,970,721.00
Total All In - excluding contingencies (Total future costs plus City's incurred expenses)	\$ 26,243,958.36
Contingency (design & construction) - continues to reduce if no major changes to bldg design, sq ft, footprint (DDs/CDs)	\$ 750,000.00

<<<<<<

Attachment: Public Safety Building Costs (25-7247 : Public Safety Building Update)

VALUE MANAGEMENT REPORT

ITEM	ITEM DESCRIPTION	TOTAL	REJECTED	ACCEPTED	STATUS	NOTES
	REEVES YOUNG					
RY1	Remove interior room identification signage from RY scope	\$ (21,084.00)	\$ (21,084.00)		R	ADA signage remains in RY Scope - no other wayfinding in the building
RY2	Utilize existing pass through evidence lockers	\$ (48,290.00)	\$ (48,290.00)		R	Remove pass through evidence lockers - not ideal because there will be fewer lockers than needed - from existing facility and re-install at the Public Safety Building
RY3	Remove 2 of the 3 flag poles from RY scope	\$ (13,100.00)		\$ (13,100.00)	A	Per Norcross only one, which is \$6550
RY4	Remove Sauder Courtroom benches and provide interlocking seating	\$ (70,750.00)		\$ (70,750.00)	A	
RY5	Remove exterior wall mock-up requirement	\$ (15,000.00)		\$ (15,000.00)	A	Per Norcross PSB VE report from Chief Grogan sent on 09/18/2024
RY6	Reconfigure 2nd floor, removing approximately 1,900 SF of future office space per sketch provided by CROFT	\$ (144,811.00)	\$ (144,811.00)		R	Can't be taken with RY7
RY7	Shell 2nd floor 1900 sqft future space - space heaters for freeze protection, no finishes, exposed exterior walls, no power and lighting	\$ (88,965.00)		\$ (88,965.00)	A	Can't be taken with RY6
	ARCHITECTURAL - INTERIOR					
AI1	Remove stone masonry at interior lobby and finish with drywall (AI10 on A-732)	\$ (5,593.00)		\$ (5,593.00)	A	Per CROFT, will be removed with CD's
AI2	Remove brick veneer at interior lobby and finish with drywall	\$ (11,680.00)		\$ (11,680.00)	A	Per CROFT, will be removed with CD's
AI3	Utilize tile at lobby and security floor in lieu of terrazzo tile	\$ (63,251.00)	\$ (63,251.00)		R	Can't be taken with AI3.1
AI3.1	Utilize alternate terrazzo look tile at lobby and security floor in lieu of specified Nurazzo (Daltile Modernist or Outlander, Gio Tile - Padana)	\$ (87,696.00)		\$ (87,696.00)	A	Can't be taken with AI3
AI4	Utilize standard solid plastic toilet partitions in lieu of color thru phenolic	\$ (5,486.00)		\$ (5,486.00)	A	Per CROFT, will be changed with CD's
AI5	Remove fitness room mirrors	\$ (22,995.00)		\$ (22,995.00)	A	sealed concrete, no padding, no fitness equipment (\$36k), no mirrors
AI6	Remove wall padding at multi-purpose room	\$ (3,200.00)		\$ (3,200.00)	A	
AI7	Remove basket ball goal at multi-purpose room	\$ (10,000.00)		\$ (10,000.00)	A	
AI8	Remove sheet flooring at the fitness room and seal the floors	\$ (10,132.00)	\$ (10,132.00)		R	total fitness room \$ need is \$50k for equipment, mirrors, flooring
AI9	Remove sound absorbing wall panels at the multi-purpose room	\$ (4,575.00)	\$ (4,575.00)		R	
AI10	Utilize plastic laminate in lieu of wood veneer wall paneling and base - Lobby	\$ (8,131.00)		\$ (8,131.00)	A	
AI10.1	Utilize plastic laminate in lieu of wood veneer wall paneling and base - Courtroom Walls	\$ (31,278.00)		\$ (31,278.00)	A	
AI10.2	Utilize plastic laminate in lieu of wood veneer wall paneling and base - Judges Bench	\$ (5,685.00)		\$ (5,685.00)	A	
AI11	Remove fitness room locker scope	\$ (60,360.00)	\$ (60,360.00)		R	
AI12	Use precatalyzed water based epoxy paint in lieu of scuffmaster at the stairwells and courtroom	\$ (10,500.00)	\$ (10,500.00)		R	Can't match paint sheens so reject to keep scuffmaster
	ARCHITECTURAL - EXTERIOR					
AE1	Remove outdoor curtain wall system at exterior breezeway	\$ (38,151.00)	\$ (38,151.00)		R	Can't be taken with AE11
AE2	Reduce allowance for outdoor decorative steel frames at exterior breezeway	\$ (52,500.00)		\$ (52,500.00)	A	Per CROFT, webbed framing to be reduced with CD's
AE3	Use a hot applied waterproofing and topping slab system in lieu of pedestal pavers on TPO at the Dispatch and Breakroom terraces	\$ (20,796.00)		\$ (20,796.00)	A	Can't be taken with AE17
AE4	Utilize Vertistack in lieu of Renlita for the vertical folding doors	\$ (8,708.00)	\$ (8,708.00)		R	902 Series Vertistack Model VS904 by Clopay (can't be taken with AE4-7)
AE5	Utilize an aluminum stile and rail glazed sectional overhead door in lieu of the Renlita vertical folding doors	\$ (52,196.00)		\$ (52,196.00)	A	Per CROFT, will be changed with CD's (can't be taken with AE6)
AE6	Replace Renlita vertical folding doors with storefront	\$ (87,826.00)	\$ (87,826.00)		R	Can't be taken with AE4, AE5, or AE7 -- if no breezeway, should accept this b/c no protection
AE7	Replace (1) one Renlita vertical folding door with storefront	\$ (43,913.00)	\$ (43,913.00)		R	Can't be taken with AE4, AE6, or AE5
AE8	Utilize Accent brick in lieu of adhered stone veneer - clock tower	\$ (74,240.00)	\$ (74,240.00)		R	CROFT to review
AE9	Revised Exterior Elevation along Buford Highway per CROFT sketch	\$ (29,308.00)		\$ (29,308.00)	A	Removes courtroom high windows, brick v stone veneer, accent faux windows
AE10	Utilize an R-14 insulation at the roof	\$ (16,000.00)	\$ (16,000.00)		R	Per CROFT, will be changed with CD's, There was an operational cost study done incorporating the buildin envelope, HVAC system and electrical system efficiencies by CROFT's engineers that determined we wouid still be meeting/above code with this change.
AE11	Remove exterior breezeway	\$ (285,558.00)	\$ (285,558.00)		R	
AE12	Add sunscreen / canopy with removal of breezeway	\$ 91,800.00	\$ 91,800.00		R	Add if accept AE12 for heat deflection, some weather protection for AE4-7 doors

ITEM	ITEM DESCRIPTION	TOTAL	REJECTED	ACCEPTED	STATUS	NOTES
AE13	Remove exterior wall monument sign - "Norcross Public Safety"	\$ (15,000.00)	\$ (15,000.00)		R	Per Norcross PSB VE report from Chief Grogan sent on 09/18/2024
AE14	Remove exterior dimensional lettering sign - "Norcross Public Safety"	\$ (6,951.00)	\$ (6,951.00)		R	Per Norcross PSB VE report from Chief Grogan sent on 09/18/2024
AE15	Remove exterior clock on tower	\$ (22,000.00)	\$ (22,000.00)		R	Per Norcross PSB VE report from Chief Grogan sent on 09/18/2024
AE16	Alternate cable railing system (similar look and finish)	\$ (42,714.00)		\$ (42,714.00)	A	
AE17	Limit pavers at the roof to only the dispatch area (237 SF)	\$ (27,994.00)	\$ (27,994.00)		R	Can't be taken with AE3
AE18	Remove exterior breezeway (Stevens Road side)	\$ (214,483.00)	\$ (214,483.00)		R	Can't be taken with AE11/AE12
AE19	Add sunscreen element over windows	\$ 32,250.00	\$ 32,250.00		R	Can't be taken with AE11/AE12
	PLUMBING & FIRE PROTECTION					
P1	Reduce coverage of 3M Novec fire suppression system to cover Dispatch IT Room only (RM 224)	\$ (239,813.00)		\$ (239,813.00)	A	Per CROFT email 10/3, can accept, email 10/8 from RY this is the savings
P2	Add pre-action heads to protect equipment in Dispatch 222	\$ 7,236.00		\$ 7,236.00	A	
P3	Remove restroom at 160B Court Clerk and replace with closet	\$ (10,847.00)	\$ (10,847.00)		R	
P4	Remove restroom at 127B Chief and replace with closet	\$ (10,888.00)	\$ (10,888.00)		R	
	HVAC					
H1	HVAC System	\$ -			C	RY email 10/9: Outside of the ionization and the controls, the system for this building does not have any extreme bells and whistle that raised any flags. We don't feel that there would be significant value to the City lessening the controls for the building or removing the ionization.
H2	Remove bipolar ionization units from HVAC equipment	\$ (7,800.00)	\$ (7,800.00)		R	Not recommended by RY
H3	Remove air scrubbers from the project at fitness and tactical training rooms	\$ (6,972.00)	\$ (6,972.00)		R	Not recommended by RY
H4	Combine RTU's (increase unit size, but reduce qty of units)	\$ (10,000.00)	\$ (10,000.00)		R	Design review required. Potential impact - larger units could be visible from the ground
	ELECTRICAL					
E1	Remove EV Chargers from RY scope	\$ (39,644.00)		\$ (39,644.00)	A	infrastructure remains - PD will charge at City Hall or move existing stations to PSB
E2	Utilize natural gas generators in lieu of diesel	\$ -			C	Cost study determined no cost change directly related to the generator
E3	Remove site lighting fixtures from RY scope	\$ (36,086.00)	\$ (36,086.00)		R	infrastructure remains
E4	Utilize MC cable in concealed walls and ceilings	\$ (34,632.00)		\$ (34,632.00)	A	Per email sent by CROFT on 9/24/2024 / RY confirms can accept
E5	Utilize aluminum conductors for Services - #700AL in lieu of #600CU	\$ (49,331.00)		\$ (49,331.00)	A	Per email sent by CROFT on 9/24/2024 - Accounts for conduit size increase
E6	Utilize aluminum conductors for panel feeders above 100A	\$ (53,438.00)		\$ (53,438.00)	A	Per email sent by CROFT on 9/24/2024 - Accounts for conduit size increase
E7	Remove 163" display at multi-purpose room and replace with a 2x2 video wall or projector and screen	\$ (72,834.00)		\$ (72,834.00)	A	
E8	Remove ERRC	\$ (90,268.00)	\$ (90,268.00)		R	Testing must be done during construction to determine requirement
E9	Remove digital display at File Storage Room 133	\$ (3,191.00)		\$ (3,191.00)	A	
E10	Remove digital display at Corridor 125	\$ (3,457.00)		\$ (3,457.00)	A	
E11	Remove digital display at Breakroom 132	\$ (3,191.00)		\$ (3,191.00)	A	
E12	Remove ceiling speakers, and utilize standard webcam in Conference Room 131	\$ (7,322.00)		\$ (7,322.00)	A	Current display size is 65" in this conference room
E13	Reduce display size (75" to 65"), remove ceiling speakers, and utilize standard webcam in Conference Room 146	\$ (12,202.00)		\$ (12,202.00)	A	
E14	Remove digital display at Chief of Police Room 160A	\$ (2,203.00)		\$ (2,203.00)	A	
E15	Remove AV equipment at Fitness Room 172 (Displays, speakers and equipment)	\$ (12,919.00)		\$ (12,919.00)	A	
E16	Remove digital display at Breakroom 215	\$ (3,140.00)		\$ (3,140.00)	A	
E17	Remove AV equipment at Dispatch 222 & 224 (Real Time Crime Center Equipment)	\$ (153,737.00)	\$ (153,737.00)		R	Would remove Real Time Crime Center equipment package...base infrastructure remains. Seeking grant
E18	Remove CCTV Equipment from RY Scope	\$ (97,655.00)	\$ (97,655.00)		R	infrastructure remains - this would remove all interior/exterior cameras
E19	Reduce quantity of power poke-thru's at Dispatch 222 from 24 to 4	\$ (15,000.00)		\$ (15,000.00)	A	Review of furniture that will be occupying this area required. Modular furniture with multi-connection points could reduce the amount of floor power required.
E20	Utilize existing City Hall generator in lieu of new larger sized generator - keep small generator for Dispatch spaces	\$ -			C	Current generator is 22 years old, undersized. CROFT engineers provide details email 10/16
E21	Reduce the generator size to only support essential functions. 200kWh generator.	\$ (473,367.00)		\$ (473,367.00)	A	
	CIVIL/HARDSCAPE/LANDSCAPE					
C1	Utilize an exposed aggregate concrete paving in lieu of unit pavers	\$ (60,869.00)		\$ (60,869.00)	A	

ITEM	ITEM DESCRIPTION	TOTAL	REJECTED	ACCEPTED	STATUS	NOTES
C2	Utilize a standard concrete in lieu of unit pavers	\$ (101,448.00)	\$ (101,448.00)		R	Can't be take with C1
C3	Remove switchback ramp along Buford Highway per CROFT sketch	\$ (84,505.00)	\$ (84,505.00)		R	Can't be taken with C18
C4	Add elevator from lower to upper plaza per CROFT sketch	\$ 405,898.00	\$ 405,898.00		R	if reject, accept C17
C5	Additional landscaping along Buford Highway with elevation changes	\$ 34,125.00		\$ 34,125.00	A	Must add if taking C3
C6	Utilize a chain-link fence with screening slats for dumpster enclosure in lieu of masonry	\$ (31,994.00)		\$ (31,994.00)	A	
C7	Utilize chain-link security fencing in lieu of the ornamental fencing	\$ (79,875.00)	\$ (79,875.00)		R	Can't be take with C8 or C9
C8	Utilize 7' curved top ornamental fencing in lieu of 8'	\$ (3,220.00)	\$ (3,220.00)		R	Can't be take with C7 or C9
C9	Utilize standard 8' ornamental fencing in lieu of the curved top	\$ (5,793.00)		\$ (5,793.00)	A	Can't be take with C7 or C8
C10	Utilize chain drive gate operators in lieu of specified drive rail operators	\$ (29,534.00)		\$ (29,534.00)	A	
C11	Replace screening hedges at parking lot perimeter with sod	\$ (13,993.00)		\$ (13,993.00)	A	
C12	Replace shrub mix at parking islands with sod	\$ (20,327.00)		\$ (20,327.00)	A	
C13	Utilize medium duty asphalt at security parking stalls in lieu of heavy duty asphalt	\$ (7,623.00)		\$ (7,623.00)	A	
C14	Add 3' brick wall along Buford highway	\$ 116,375.00	\$ 116,375.00		R	
C15	Utilize board formed retaining walls in lieu of the brick veneer shown in updated elevations	\$ (75,486.00)	\$ (75,486.00)		R	Board formed previously included. Updated elevations show brick veneer
C16	Remove paver plaza, stairs and railings	\$ (130,206.00)	\$ (130,206.00)		R	Assumes walls will need to be reconfigured for a stepped grade.Can't be taken with C4/C17
C17	Remove paver plaza and railings. Leave stairs.	\$ (73,654.00)	\$ (73,654.00)		R	Can't be taken with C4 or C16, if no C4 accepted this deduct
C18	Latest ramp redesign ...ramp goes from BH to the left with stairs MPP room corner down to BH	\$ (83,512.00)		\$ (83,512.00)	A	Can't be taken with C3

* All VM values are pending signed contract and are to be reconciled upon Signed Contract, NTP, design incorporation and Subcontract Awards

TOTAL REJECTED	TOTAL ACCEPTED
\$ (1,530,151.00)	\$ (1,815,041.00)

MARKUP SUMMARY	
Builder's Risk Insurance	0.100%
General Liability Insurance	0.800%
Subcontractors Bonds	-
Performance & Payment Bond	0.700%
Construction Contingency	3.000%
Warranty Phase	-
Overhead	-
RY Fee	2.750%
TOTAL MARKUP	7.35%

\$ 2,273,237.36	City's incurred expenses (land, firms, permits, fees, fencing, advertising)
\$ 20,817,468.00	Building cost
\$ 2,189,929.00	City's remaining expenses (firms, permitting, inspection services, FFE, IT)
\$ 976,967.49	Reeves Young fees, bonds, insurance
\$ 23,984,364.49	Total future costs
\$ 26,257,601.85	Total All In - minus contingencies
\$ 750,000.00	Contingency (design & construction) - continues to reduce if no major changes to bldg design, sq ft, footprint (DDs/CDs)

Public Safety Building Financing

Sources

Cash from Confiscated Assets Fund (aka Redspeed)	\$	7.1
Cash from 2023 SPLOST (Administrative Facilities)	\$	2.5
Urban Redevelopment Authority financing secured by payments from City using 2023 SPLOST	\$	4.7
Financing by City, secured by Confiscated Assets Fund and backup from all City revenues	\$	12.0
	\$	26.3

Uses

Remaining cost for Public Safety Building, subject to GMP	\$	24.8
Allowance for costs of issuing short- and long-term debt	\$	1.0
Contingency	\$	0.5
	\$	26.3

Surplus/(Deficit)	\$	-
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Estimated annual debt service on \$12 million in tax-exempt debt financed over 20 years	\$	0.9
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Friday, February 7, 2025

\$900,000 Annual Cost of Debt Service on \$12 million, 20-year tax exempt borrowing, at 4.15%

**Phasing of funding from Confiscated Assets Fund to General Fund
in the Event Redspeed Revenue is Eliminated (in million \$)**

	Confiscated Assets Fund	General Fund	Use of General Fund Fund Balance
Year 1 - Redspeed Funding Exists	\$ 0.900	\$ -	\$ -
Year 2 - Phasing to General Fund Annual Expense	\$ -	\$ 0.150	\$ 0.750
Year 3 - Phasing to General Fund Annual Expense	\$ -	\$ 0.400	\$ 0.500
Year 4 - Phasing to General Fund Annual Expense	\$ -	\$ 0.650	\$ 0.250
Year 5 - General Fund has Absorbed \$900,000 Debt Service	\$ -	\$ 0.900	\$ -
Total use of Fund Balance			\$ 1.500

In this scenario, the General Fund picks up \$150,000 in costs in Year 2, and \$250,000 in additional costs each year until, in Year 5, the General Fund has absorbed the entire cost of debt service on the Public Safety Building. This phasing reduces the impact on any year to no more than \$250,000, and requires a cumulative drawdown of Fund Balance by \$1.5 million.



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	25-7246	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	2/17/2025 6:30 PM	In Control:	Policy Work Session
Title:	Final Plat Issued for Sunset Drive Lot		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Final Plat Issued for Sunset Drive Lot](#)
2. [Executed Plat- 551 Sunset](#)

Title

Final Plat Issued for Sunset Drive Lot

Drafter

Councilmember Josh Bare



Mayor: Craig Newton • Mayor Pro Tem: Marshall Cheek • Councilmember: Andrew Hixson • Councilmember: Bruce Gaynor
 Councilmember: Matt Myers • Councilmember: Josh Bare • City Manager: Eric Johnson • City Clerk: Monique Phillip

Agenda Report

To: Mayor and Council

From: Councilmember Josh Bare

Meeting Date: February 17, 2025 – Policy Work Session (PWS)

Item No.: 25- 7246

Title: Final Plat Issued for Sunset Drive Lot

CC: Eric Johnson, City Manager

Recommendation:

Discuss the Final Plat issued for 551 Sunset Drive.

Background:

A final plat was issued for 551 Sunset Drive by action of the Interim Director of Community Development in 2024. Residents of Sunset Drive are expressing a number of concerns: the legitimacy of subdividing into four lots; the lack of a required notification of that action to residents under existing code; whether a private drive serving all four lots is, in essence, the same as two flagged lots; the use of a private drive; whether the development impacts animal paths; how the character of the neighborhood will be impacted; lot sizes and setbacks; access by emergency vehicles; and how the lots will be addressed (i.e., Sunset Drive addresses for all four).

Financial Impact: NA

Consistent with Comprehensive Plan?

Goal 6 - Furthers the City's Tradition of Strong Leadership and High Level of Quality Services.

Next Steps:

Attachments:

Executed Plat- 551 Sunset

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 46-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one of the applicable local jurisdictions do not require prior approval for recording this type of plat. The names of the individuals signing or approving this plat, the agency or office of each individual, and the date of approval are listed in the approval table shown herein. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown herein. Such approvals, affirmations, or ordinations or resolutions numbers are confirmed with the appropriate governmental bodies by any purchaser or owner of this plat as to intended use of any surveys, measurements, the undersigned land surveyor certifies that this plat complies with the provisions of the Georgia Surveying Act, O.C.G.A. Chapter 46, and the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and was set forth in O.C.G.A. Section 46-6-67.

Gilbert E. Quinones, P.L.S.
Georgia P.L.S. 2010

FINAL PLAT SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision, that all measurements shown herein are correctly stated, and the location, size, type and material are correctly shown, the field data upon which this plat is based has a closure precision of one foot in 15,100 feet and an angular error of 5 seconds per angle point, and was adjusted using compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 15,100 feet, and contains a total of 1.7503 acres. The equipment used to obtain the linear and angular measurements herein was a GeoMax Zoon 50 Electronic Total Station Theodolite equipped with an Electronic Data Collector complemented by GPS technology using the GPS (RTN) Surveying Network.

By: Gilbert E. Quinones
REGISTERED GEORGIA LAND SURVEYOR
REG NO. 2010; DATE OF EXPIRATION: 12/31/2024

OWNERS ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicated by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

SIGNATURE OF SUBDIVIDER

DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER

DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL PLAT APPROVAL

The Director of the Community Development Department certifies that this plat complies with the Zoning Ordinance and the Development Regulations, and that it has been approved by all other operational city departments, as appropriate. This plat is approved subject to the provisions and requirements of the Ordinance for Enforcement and Maintenance, Agreement executed for this project between the Owner and City of Norcross.

DATED THIS 19th DAY OF February, 2024.

By: [Signature]
COMMUNITY DEVELOPMENT DEPARTMENT

OWNER and SUBDIVIDER

Danil Kabanko
Secretary
NSPG, LLC
47 Perimeter Center east
Suite 530
Atlanta, Georgia 30346
E-Mail: nspg.ga@gmail.com

SURVEYOR

GILBERT E. QUINONES, P.E., P.L.S., CFM
1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: gilbertgeorgiatech@yahoo.com

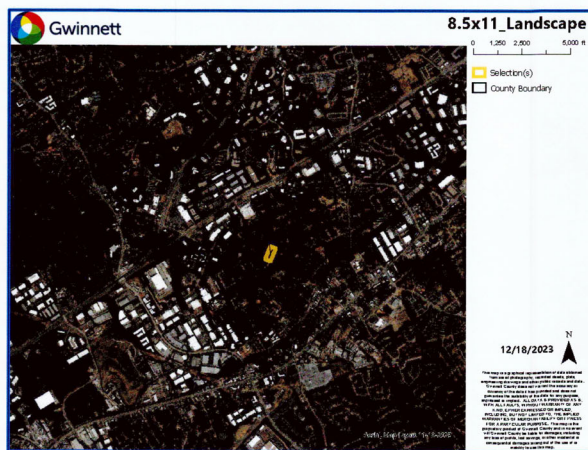
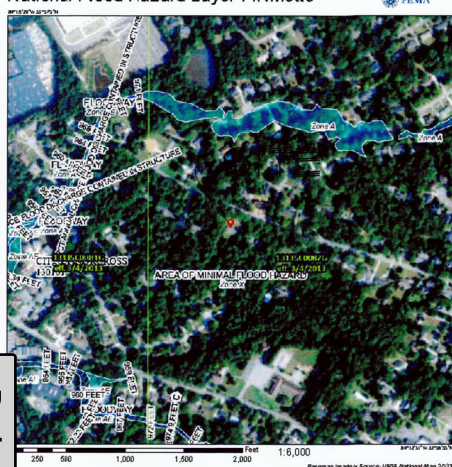
FINAL PLAT for 551 SUNSET STREET PARCEL NO.: R6254 085 LAND LOT 254; 6TH LAND DISTRICT GWINNETT COUNTY, GEORGIA CITY OF NORCROSS

UTILITY and ACCESS EASEMENT AGREEMENT

In consideration of mutual agreements by the owners of Lots 1-4 shown on this plat, including the heirs, bequests, successors or assigns, the access and private utility easements depicted herein shall be maintained and kept in a condition that permits adequate pedestrian and automotive travel by those who have a legal right of access thereto and therefrom. Said access shall not be used for parking purposes within the easement area. It is further agreed that all maintenance, repair, improvement, and/or reconstruction of said access and utilities shall be the obligation and responsibility of the lot owner. Said costs shall be allocated on an equal basis to the lot owners, provided that any lot without a permanent home fit for residential occupancy shall not be obligated to participate in these shared costs and shall stand shall be exempt at all times. No lot owner may restrict another from installing or repairing utilities within the easement area which shall include, but not be limited to, water, sewer, trash, cable, internet, gas, telephone, and any other utilities as may be deemed necessary by the owner. This easement shall not permit the installation of private generators or utility boxes within the easement area unless the following written consent of all owners is obtained. This agreement shall run with the land and remain binding on each Lot owner's heirs, bequests, successors, and assigns.

VICINITY MAP

National Flood Hazard Layer FIRMette



Statement of Private Covenants or Conservation Easements

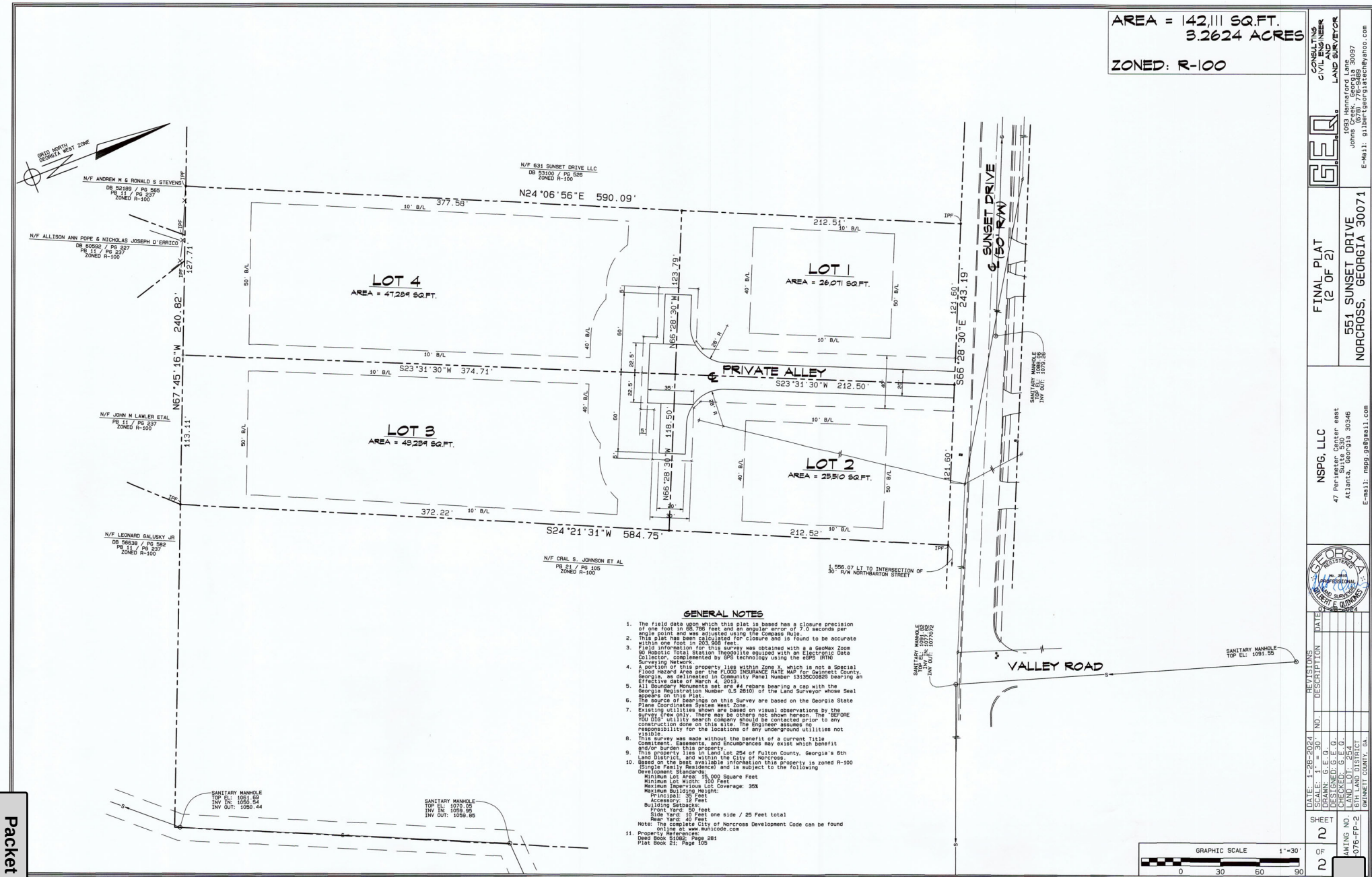
This property depicted in this plat is subject to the private covenants (or conservation easements) set forth in the separate documents in deed and recorded on August 14, 2024 in the Public Book _____ of the Office of the Clerk of the Superior Court of Gwinnett County.

STATEMENTS

- NOTE: City of Norcross assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the extent shown on the approved and recorded subdivision plat. The City of Norcross does not assume the responsibility for the maintenance of pipes in drainage easements beyond the City right-of-way.
- NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.
- NOTE: Structures are not allowed in drainage easements.

LIST OF DRAWINGS

DRAWING NUMBER	TITLE	ISSUE DATE	LAST REVISED DATE
23-076-PP-1	COVER SHEET	01-27-2024	
23-076-PP-2	FINAL PLAT	01-27-2024	



Attachment: Executed Plat- 551 Sunset (25-7246 : Final Plat Issued for Sunset Drive Lot)



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	25-7248	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	2/17/2025 6:30 PM	In Control:	Policy Work Session
Title:	Brookhaven Innovation Academy (BIA) School Zone		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - BIA School Zone](#)

Title
Brookhaven Innovation Academy (BIA) School Zone

Drafters
Councilmembers Bruce Gaynor and Matt Myers



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Councilmember Bruce Gaynor and Councilmember Matt Myers

Meeting Date: February 17, 2025 – Policy Work Session (PWS)

Item No.: 25-7248

Title: Brookhaven Innovation Academy (BIA) School Zone

CC: Eric Johnson, City Manager

Recommendation Adopt a resolution to be forwarded to the [appropriate board or authority] that encourages the Board to designate the entrance and exit driveways of Brookhaven Innovation Academy (BIA) as a School Zone,

Background There are over 500 students at BIA and the intersection of Hunter and W. Peachtree is a very busy intersection, especially during the beginning and end of school. Many local students walk, or could walk, to school if the area was safer for pedestrians. Speeding and running stop signs are common observations by nearby residents. A designated school zone will give the Police Department additional tools to help make the area safe for all pedestrians in the area.

Financial Impact TBD

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

Update



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Bruce Gaynor
Councilmember: Matt Myers • **Councilmember:** Josh Bare • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	25-7249	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	2/17/2025 6:30 PM	In Control:	Policy Work Session
Title:	Expanded Downtown Parking		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Expanded Downtown Parking](#)
2. [City Hall Parking Concept V4 10-8-24](#)

Title

Expanded Downtown Parking

Drafters

Councilmember Matt Myers & Jim Eyre (DDA Chair)



Mayor: Craig Newton • Mayor Pro Tem: Marshall Cheek • Councilmember: Andrew Hixson • Councilmember: Bruce Gaynor
Councilmember: Matt Myers • Councilmember: Josh Bare • City Manager: Eric Johnson • City Clerk: Monique Phillip

AGENDA REPORT

To: Mayor and Council

From: Councilmember Matt Myers & Jim Eyre (DDA Chair)

Meeting Date: February 17, 2025 Policy Work Session (PWS)

Item No.: 25-7249

Title: Expanded Downtown Parking

CC: Eric Johnson, City Manager

Recommendation: Authorize staff to release an RFP from their on-call engineers to provide surveying and engineering design to generate a design development level plan for expanding parking in the downtown area.

There is also a need to define downtown parking requirements to be reviewed and approved based on historic urban downtown standards.

Background: Based on recent downtown property acquisitions, and development opportunities in the downtown area. There is a consistent demand for parking in the downtown area and this conversation is to facilitate growth in our downtown commercial area.

Parking standards and requirements have also been questioned if they are still adequate for the city of Norcross.

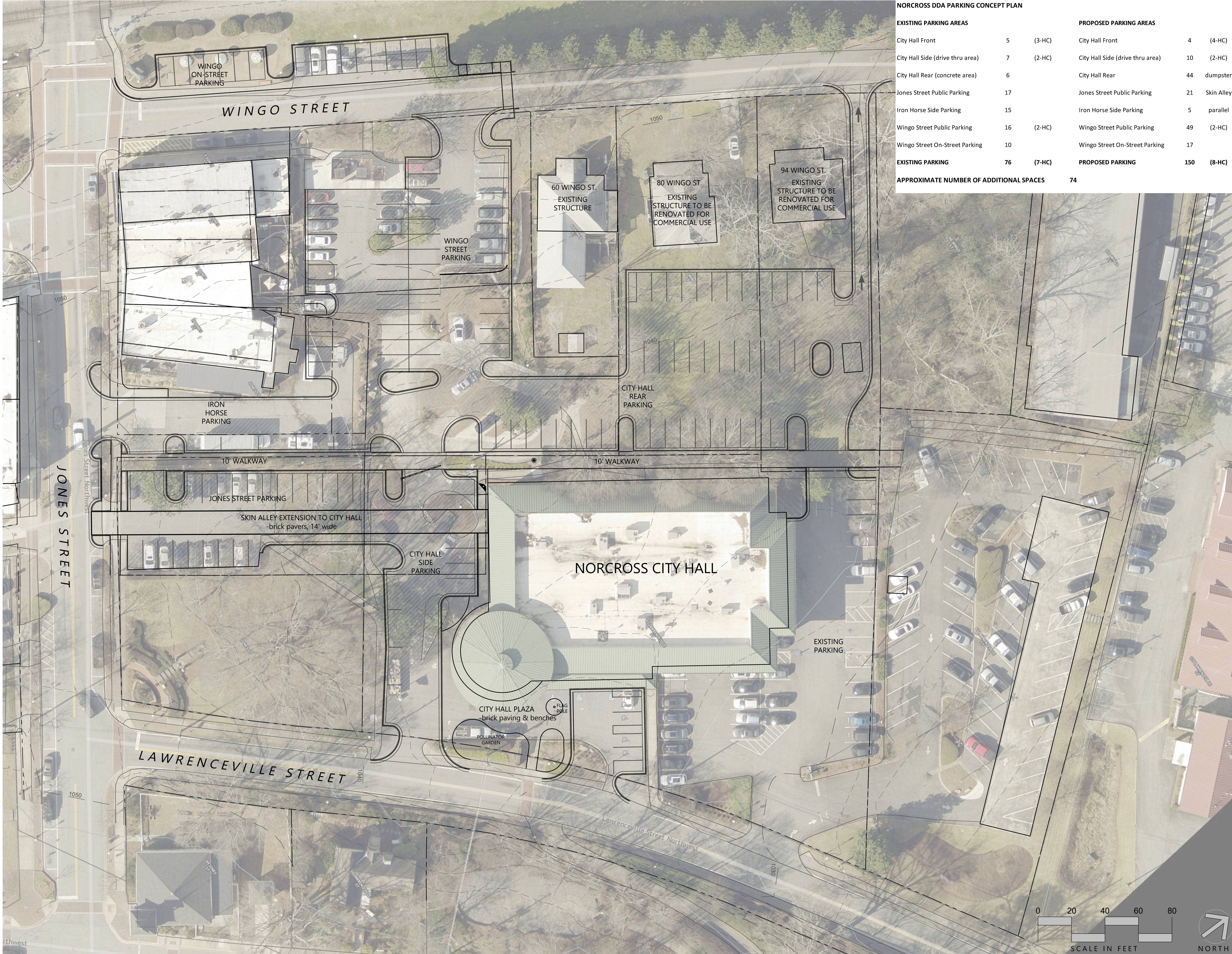
Financial Impact: TBD

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community
4. Maintains a Vibrant Economy and Continue to Facilitate Job Growth
5. Ensures that Norcross Residents have a Variety of Attainable, Quality Housing Options
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

City Hall Parking Concept V4 10-8-24



NORCROSS DDA PARKING CONCEPT PLAN					
EXISTING PARKING AREAS			PROPOSED PARKING AREAS		
City Hall Front	5	(3-HC)	City Hall Front	4	(4-HC)
City Hall Side (drive thru area)	7	(2-HC)	City Hall Side (drive thru area)	10	(2-HC)
City Hall Rear (concrete area)	6		City Hall Rear	44	dumpster
Jones Street Public Parking	17		Jones Street Public Parking	21	Skin Alley
Iron Horse Side Parking	15		Iron Horse Side Parking	5	parallel
Wingo Street Public Parking	16	(2-HC)	Wingo Street Public Parking	49	(2-HC)
Wingo Street On-Street Parking	10		Wingo Street On-Street Parking	17	
EXISTING PARKING	76	(7-HC)	PROPOSED PARKING	150	(8-HC)
APPROXIMATE NUMBER OF ADDITIONAL SPACES			74		

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PARKING EXPANSION CONCEPT PLAN

NORCROSS DDA

CITY HALL AREA

OCTOBER 8, 2024

SHEET

SP-1

Attachment: City Hall Parking Concept V4 10-8-24 (25-7249 - Expanded Downtown Parking)

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