

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Wednesday, March 4, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning

Walter Bell, Vice Chair

Tom Doherty

Antonio Henson

David Grayson

Marlene Janos

A. Call to Order**B. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.****1. 2026-85: Approval of the previous meeting minutes.**

Attachments:

1. Planning and Zoning Meeting Minutes - 2.4.2026

C. Ongoing Business**D. New Business****1. 2026-82: RZ2025-007 290 and 300 Academy Street**

Recommendation to rezone properties located at 290 and 300 Academy Street.

Attachments:

1. Staff Report - RZ2025-007
2. Application
3. Impact Analysis
4. Applicant's Requested Zoning Conditions
5. Feasibility Letter from Gilbert E. Quinones, P.E
6. Financial Statement
7. Historic Demolition Questionnaire
8. Historic Survey
9. Proposed Concept Plans and Elevations

2. 2026-83: Text2026-003 UDO Amendments

Attachments:

1. TEXT2026-003_TEXT AMENDMENTS

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**F. Adjourn**

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Wednesday, February 4, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning

Walter Bell, Vice Chair

Tom Doherty

Antonio Henson

David Grayson

Marlene Janos

A. Call to Order

Attendee Name	Title	Status	Arrived
Walter Bell	Vice Chair	Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Absent	
David Grayson	Board member	Present	
Marlene Janos	Board member	Present	

B. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.

A motion to approve the January 7, 2026, regular meeting minutes.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: David Grayson, Board member
SECONDER: Marlene Janos, Board member
AYES: Bell, Grayson, Janos, Doherty
Absent: Antonio Hensen

C. Ongoing Business

Staff requested that Text2026-002 be added to the agenda for the Planning and Zoning Board's consideration.

D. New Business

1. 2026-45: RZ2025-008 705 Lively Avenue

Planning staff presented a summary of the application and staff's recommendations:

The applicant is requesting to rezone to the M1 (Light Industry) zoning district on a 12.8-acre lot to allow for full utilization of an existing M1 and R100 property. The southwest corner of the property is zoned R100 and is currently used for parking as depicted on the site plan. There is an existing two (2) story, 19,226 square foot principal building on site and several accessory buildings identified. Existing parking is surfaced with asphalt, concrete, and gravel. The property is currently used for a bus company operation, fleet vehicle parking and outdoor storage.

Based on the analysis of this case, Staff recommends **APPROVAL** of rezoning to M1 (Light Industry District), subject to the following:

1. The property shall be developed in conformity with the City of Norcross Unified Development Ordinance.
2. Parking and any future development along the rear of the subject property to remain setback at least 50 feet from the abutting R-75 single-family homes, as shown on the site plan dated 01/12/2021.
3. All parking spaces shall be striped.
4. No motor vehicle-related sales and service uses allowed.

The Applicant/Representative presented to the Planning and Zoning Board:

The applicant provided a PowerPoint presentation to the Planning and Zoning Board. The site is currently used as a bus parking and repair facility. The applicant requested modifications to staff's recommended conditions of approval.

Planning and Zoning Board Decision for RZ2025-008:

After deliberation, the Planning and Zoning Board recommended approval of the RZ2025-008 with the following revised conditions:

1. The property shall be developed in conformity with the City of Norcross Unified Development Ordinance.
2. Parking and any future development along the rear of the subject property to remain setback at least 50 feet from the abutting R-75 single-family homes, as shown on the site plan dated 01/21/2021.
- ~~3. All parking shall be striped.~~
4. No motor vehicle sales and service uses allowed; provided, however, motor vehicle repair and maintenance as an accessory use shall be permitted.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: David Grayson, Board member
SECONDER: Tom Doherty, Board member
AYES: Bell, Grayson, Janos, Doherty
Absent: Antonio Hensen

2. 2026-84: TEXT2026-002

Planning staff presented the findings of the recommended text amendments:

The purpose of the proposed amendment is to require a regular appeal process for decisions of the Architectural Review Board (ARB), Tree Preservation Board (TPB), and Historic Preservation Commission (HPC), in order to ensure consistency with O.C.G.A. § 36-66-5.1(a)(2). The amendment clarifies the procedures and authority for appeals of ARB decisions.

Planning and Zoning Board Decision for TEXT2026-002:

After deliberation, the Planning and Zoning Board recommended approval of Text2026-002 as presented by staff.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: David Grayson, Board member
SECONDER: Marlene Janos, Board member
AYES: Bell, Grayson, Janos, Doherty
Absent: Antonio Hensen

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA

F. Adjourn

Board member David Grayson made a motion to adjourn the meeting at 7:04 pm, seconded by Board member Marlene Janos. The vote was unanimous, 4-0.



REZONING

Case Number	RZ2025-007
Petitioner	Robert Forro; 4.0 Construction LLC
Property Location	290 and 300 Academy Street
Current Zoning	R75 (Single-Family Residential)
Proposed Zoning	PRD (Planned Residence District)
Proposed Use(s)	15 Custom-Built Single-Family Residences
Character Area	Character Area 7: Town Center
Site Acreage	3.33 Acres
District	6
Land Lot	255
Parcel #	6255 097, 6255 098
Taxes Paid	Yes
Historic District	National

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

Based on the analysis of this case, Staff recommends **APPROVAL** of rezoning to PRD (Planned Residence District) for 290 and 300 Academy, subject to the following:

1. The PRD zoning designation shall be restricted to a single-family development up to a maximum of 15 units;
2. The property shall be developed in general conformance with the conceptual site plan depicting all lot sizes and setbacks dated receipt 11/18/2025 with review and approval by the Community Development & Planning Director;
3. Rebuild plans for Lots 6,7, and 8 are subject to Mayor and Council's consideration through a public hearing contingent upon the approval of the historic demolition of the existing dwelling located at 300 Academy Street.
4. 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; review and approval by the Community Development Director in response to Gwinnett County comments is allowed;
5. All utilities shall be buried;
6. All common areas, including but not limited to storm water systems, shall be maintained by the HOA;
7. Stormwater management plan including detention facility is subject to the approval of the City Engineer;
8. Final landscape plan is subject to the approval of the Community Development and Planning Department;

9. The development shall comply with the Architectural Review Board's conditions of approval. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board;
10. 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 (UDO). The applicant and/or builder are responsible for conforming with all design standards or UDO code sections not addressed in the staff report.

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 proposed use may permit a use that is suitable in view of the use and development of adjacent and nearby properties if the staff recommended conditions of approval are met. A rezoning of the subject properties to the PRD, Planned Residence District, zoning district will create a transition between the townhomes, single-family residence, and commercial uses south of Lawrenceville Street and the R-75 single-family residential uses north of Academy Street. The proposal also offers a transition between Norcross Elementary School east of Born Street and the mix of commercial and residential uses west and south of Lawrenceville Street.

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

The proposed use may not adversely affect the existing use or usability of adjacent or nearby property if the staff recommended conditions of approval are met. Rear setbacks of lots adjacent to the proposed alley are required to be a minimum of five (5') feet, and the conceptual plan provides a 10-foot setback.

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

The property may have a reasonable economic use as currently zoned. The current zoning is R75, Single Family Residential. Developing a subdivision under the current zoning would allow for approximately 12 homes or 3.6 units per acre.

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 proposal may result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

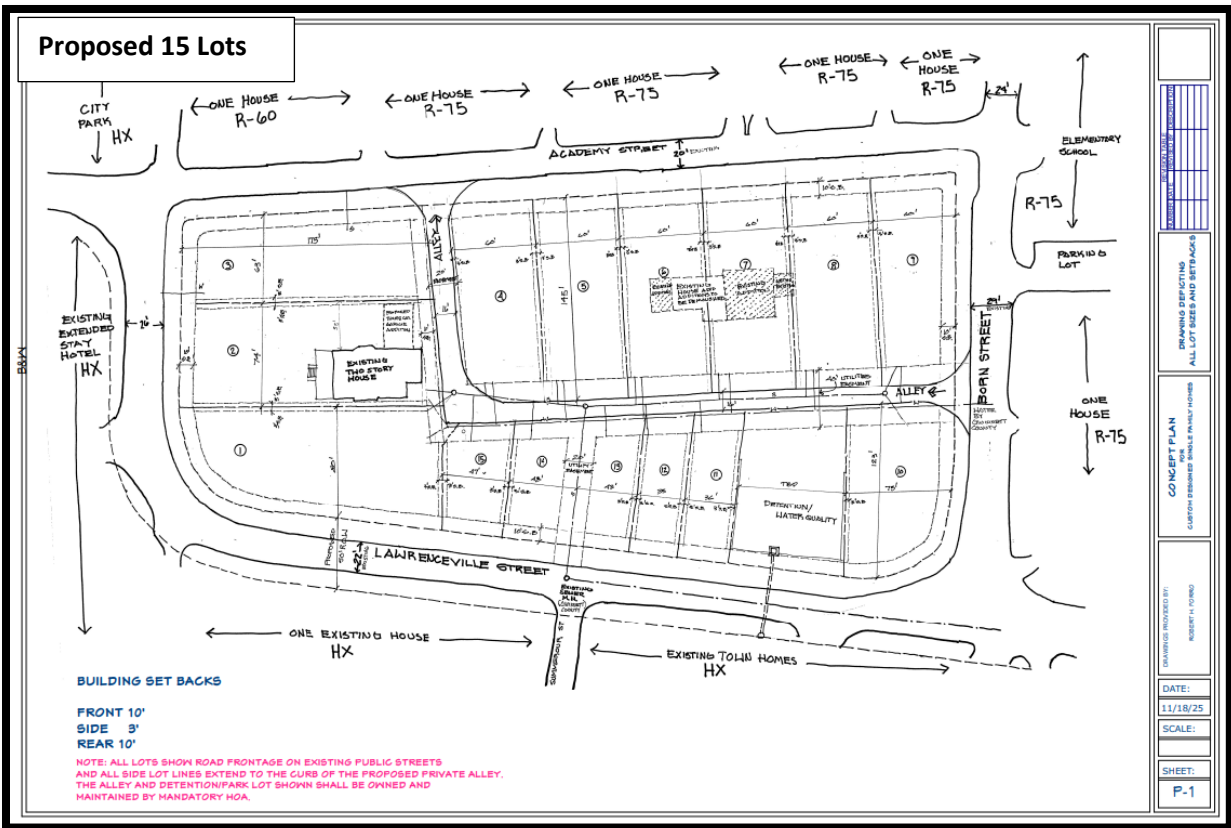
5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The proposal is in conformity with the policy and intent of the Comprehensive Plan. The subject parcel is located within the Town Center Character Area. Planned Residential Communities are supported in the Town Center Character Area and are defined as residential developments 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, private covenants, conditions, and restrictions enforced by a homeowners' association. Town Center supports Medium Density Residential, which is considered over 4, but no more than 12 units per acre.

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.

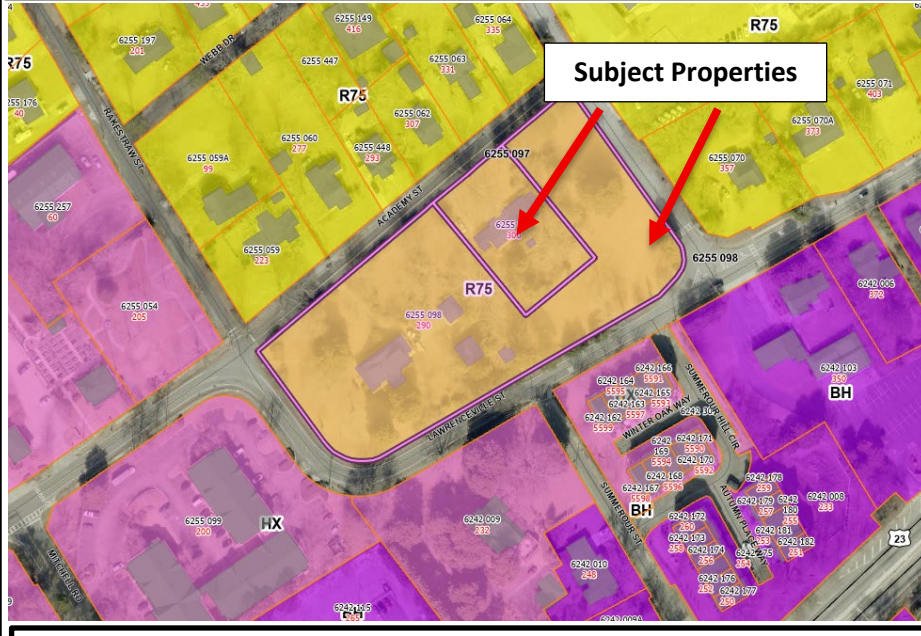
Board	Meeting Type	Meeting Date	Time	Location
ARB	Hearing	2/10/2026	6:00 PM	Conference Room 2 nd Floor
P&Z	Hearing	3/4/2026	6:30 PM	Conference Room 2 nd Floor
MCC Policy	Meeting	3/16/2026	6:30 PM	Conference Room 2 nd Floor
MCC Regular	Hearing	4/6/2026	6:30 PM	Council Chambers 1 st Floor



North
Zoning: R75 / Single-Family Residences
Character Area: Town Center

WEST
Zoning: HX /
Extended Stay
Motel

**Character
Area:** Town
Center



EAST
Zoning: R75 /
Norcross
Elementary
School and
Single-Family
Residences

**Character
Area:** Town
Center

SOUTH
Zoning: HX and BH / Single-Family Residence, Townhomes, Place of Worship
Character Area: Town Center

Current zoning district for the property

The R75 single-family residence zoning district is intended primarily for single-family residences and related uses on medium sized lots in the city.

Requested zoning district for the property

The PRD planned residence district is intended for higher density, multi-family residences and related uses. Approved PRDs will only contain housing types or densities allowed under the comprehensive plan's character area description. The applicant's proposal, a single-family detached residential development, is permitted as of right in the PRD district.

Summary of the applicant's rezoning proposal

The applicant is requesting to rezone to the PRD (Planned Residence District) zoning district on two parcels with a combined acreage of 3.33 acres to develop 15 detached single-family custom-built residences. Each home will be at a minimum 3,356 square feet and feature a garage. A private 16-foot-wide alley is proposed to access all the homes with rear garages. The proposed lots will vary in size, frontage, and lot width. The existing two-story residence at 290 Academy Street will be renovated and incorporated into the proposed subdivision. The subdivision will feature perimeter sidewalks. The alley and stormwater detention/park will be owned and maintained by a mandatory HOA. The rezoning component of this request is first reviewed by the Architectural Review Board, second by the Planning and Zoning Board, with the third and final review by Mayor and Council. The applicant has requested four conditions if the rezoning is approved. Those conditions are attached to this analysis.

Summary of the applicant's historic demolition request

The applicant is also seeking consideration of a historic demolition for the existing residence at 300 Academy Street, which is in the National Historic District and was built in 1950 according to the Gwinnett County Tax Assessor. The existing home is on the National Register, with a recognition year of 1980. The historic demolition component of the request is first reviewed by the Architectural Review Board, with the final review by Mayor and Council.

Residential criteria

Allowable Units as Zoned: 3.6 units per acre (or 12 homes)

Proposed Number of Units: 15

Proposed Density: 4.49 units per acre (or 15 homes)

Town Center Character Area: Supports up to 12 units per acre

Proposed Setbacks:

- **Front:** 10 feet
- **Side:** 3 feet
- **Rear:** 10 feet

Proposed Lot Sizes: Will vary

Impervious surface shown: Not Applicable

Proposed Private Alley: Subject to City Council Approval per Section 401-49.a.1

Historic Demolition and Architectural Component

Prescribed Guidelines for Evaluation of a Historic Demolition (2.1.6 and 2.1.7):

Downtown Developments and Historic Districts

Guidelines

2.1.5 Each building proposed for demolition must be evaluated for historic and architectural merit as well as its importance to the history of the site, the National Register-listed district, and the DDD. As an alternative to demolition, many property owners consider "mothballing" a historic structure. Mothballing is a temporary means of closing up a structure, which protects it from the weather and secured it from vandalism. It is typically used when all means of finding a productive use have been exhausted, or when funds are not currently available to bring it back to a usable condition. When the local building official has declared a structure unsafe, mothballing can be a viable alternative to demolition, offering protection while funds are sought or while planning for its future use.

2.1.6 The demolition of a noncontributing structure within the district is allowed under the following conditions:

1. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
2. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.

2.1.7 The demolition of a contributing structure within the district is allowed under the following conditions:

1. It is documented to the satisfaction of the ARB that the building cannot feasibly be rehabilitated for use, which should be written by a licensed architect, engineer, or city inspector.
2. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
3. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.

SECTION 2.1 | DOWNTOWN DEVELOPMENT AND HISTORIC DISTRICTS

The Three-Part Architectural Review Board's Review of the Historic Demolition:

1. First, the ARB will need to determine if the existing building is a contributing or non-contributing structure. The design standards define contributing structure as a building that,

"Contributes to the architectural or historic significance of a historic district. A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district."

2. Second, the ARB will need to determine the feasibility of rehabilitating the dwelling for use; and
3. Third, the ARB will need to review the financial statement confirming finances are sufficient for the developer to construct the proposed product.

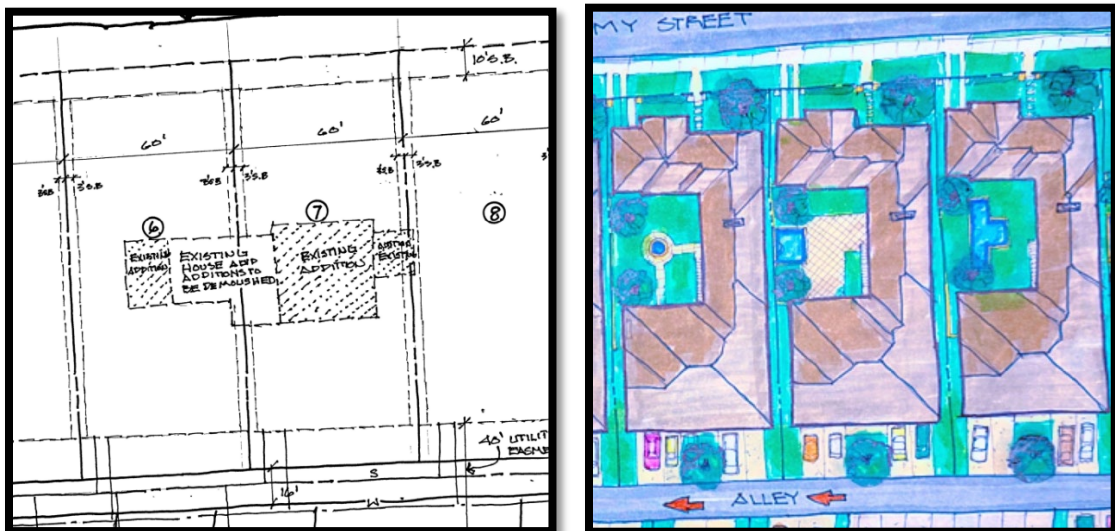
Historical Background:

The subject parcel and dwelling are located within the National Historic District. Available records from the Gwinnett County Tax Assessor indicate that the dwelling was constructed in 1950. As it pertains to the Georgia Historic Resources survey conducted for the site, the existing home is on the National Register, with a recognition year of 1980. The full historical survey is attached to this analysis. Since its original construction, the dwelling has been renovated with new additions and façade improvements.



Proposed Lots 6, 7, and 8:

The existing dwelling at 300 Academy Street is proposed to be demolished and will be replaced with three lots depicted below. The three proposed dwellings will feature a courtyard and be situated on approximately 8,700 square-foot lots.



Deconstruction Inspection:

On January 30, 2026, city staff conducted a deconstruction inspection of the dwelling since the home is in the National Historic District and was built prior to 1950. The Professional Engineer’s report drafted by Mr. Gilbert Quinones, P.E., assessed the feasibility of renovating the existing building which is attached to this analysis. The inspection report lists ten points, with the conclusion that the existing dwelling is not feasible for renovation and should be demolished. The full report is attached to this analysis.

Proposed Elevations:

Since each home will be custom-built, there are only concept drawings available. However, each individual home will go before the Architectural Review Board before the issuance of any residential building permits. The proposed colors will come from the Norcross Color Palette.



Landscape Plan:

The applicant will be required to install the tree density units as specified by the Arborist as well as all other landscaping and foundation plantings as required by the Architectural Design Standards and the Unified Development Ordinance, if applicable.

Architectural Review Board Recommendations:

Approval of the historic demolition, subject to the following conditions: (The ARB determined that the dwelling was non-contributing)

1. The applicant shall recycle the bricks and doors at a minimum and provide documentation of where or who recycled them through presentation of receipt.
2. 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 is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
3. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.

City of Norcross Department Comments

Code Enforcement

N/A

Economic Development

N/A

Engineering

The engineer should check the corner sight distance at Academy Street and Born Street, as well as Lawrenceville Street and Born Street.

Norcross Power

No concerns or comments.



REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name:

Robert Forro and sole owner of 4.0 Construction LLC

Owner's Address:

300 Academy St

City: norcross

State: ga

Zip Code: 30071

Phone: 678-300-5440

Cell Phone: _____

Email: robert@40mainstreet.com

APPLICANT'S CONTACT INFORMATION

Applicant's Name:

Robert Forro

Applicant's Address:

300 Academy St

Suite: _____

City: norcross

State: ga

Zip Code:

30071

Phone: _____

Cell Phone: 678-300-5440

Email: robert@40mainstreet.com

PROPERTY LOCATION

Tax Parcel Number(s): 6255-097,6255-098

Size in acres: 3.35 acres

Address(es): 300 Academy St and 290 Academy St

Number of existing structures: 2

Number of parking spaces: 4

PROPOSED USE

Current Zoning: R-75

Requested Zoning: PRD

Date of Pre-Application Mtg: 10/14/25

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

Comp Plan Designation: Character 7 If No, Comp Plan Amendment is required

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

If yes, what are the plans for the historic resources, if any, onsite Will be Restoring the house at 290 Academy Street.

Proposed Use Details:

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.



 Signature of Applicant

11/18/25

 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;

Yes the zoning proposal is suitable to the nearby properties

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

No it will only benefit the nearby properties by increasing property value and increasing curb appeal in the area.

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

Yes

- 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;

No, by doing single family detached we are actually using less density then what is currently recommended by the comprehensive land use plan

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

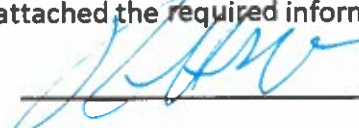
yes

- 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.

It will provide more housing walking distance to downtown. In turn it will help to reduce traffic and impact in the area for residents that want to be close to downtown,

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.

 11/10/25 ROBERT H. FORRO
 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)
 Robert Forro

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.

**IMPACT ANALYSIS and JUSTIFICATION
FOR
REZONING REQUEST FOR 290 AND 300 ACADEMY STREET**

This request is to develop and build a new custom designed detached single family home subdivision. Under the current zoning of R-75 with the acreage and existing road frontage this property could achieve a density of twelve R-75 Single family homes. What we are asking for is to increase the density by 3 units for a total of 15 Single family homes. The Current Comprehensive plan in the city of Norcross allows for a density of 12 units per acre. With the acreage of this property a total of 40 residential units would be allowed. To achieve this density the likely product would require a townhome style community. Due to the current market conditions and adjacent community concerns of not wanting a townhome community in the existing detached single family neighborhood, we are proposing a detached, custom and historically themed architectural design to better blend with the existing community.

We (4.0 Construction) have designed, built and developed seven historically themed neighborhoods in the downtown area of Norcross with rear alley and garage designs that have had tremendous support and popularity by the citizens and community leaders alike. We feel in order to achieve the best and highest quality while maintaining more authentic historical designs, rear alleys is the best way to achieve this. On this property we are proposing a private rear alley access to all the homes with rear garages. This will allow us to achieve over two times the minimum parking requirements, provide more historical looking custom homes with no garage doors on fronts of houses, and much more community friendly during construction by allowing the alley to bypass most of the construction traffic in the adjacent community.

The subdivision we are proposing will affect the Criteria and Standards consideration attached to this application as noted in our responses below:

1. Our project is suitable in that the custom nature of single family detached homes we are proposing will be congruent with the existing neighborhood.
2. It will only affect adjacent properties by enhancing property values and repairing or removing defunct existing structures that haven't been maintained for many years.
3. It does have an economic use as currently zoned but doesn't meet the criteria of the city and community mandate to increase density near the town center and to encourage redevelopment where appropriate. This proposal will enhance the area and meet the cities desires to improve the town center area.
4. This will not create an excessive burden to the city in that it's way less of a disturbance than what the comprehensive plan allows.
5. yes, in conformity with the Comprehensive plan.
6. The property has been vacant for many years and in need of repair, the city wants and needs more housing opportunities for more single family detached homes closer to the town center. The proposed property will enhance the area and meet the cities desires.

**CONDITIONAL ZONING REQUEST
FOR
290 AND 300 ACADEMY STREET REZONING**

This request is to develop and build a new custom designed detached single family home subdivision. Under the current zoning of R-75 with the acreage and existing road frontage this property could achieve a density of twelve R-75 Single family homes. What we are asking for is to increase the density by 3 units for a total of 15 Single family homes. The Current Comprehensive plan in the city of Norcross allows for a density of 12 units per acre. With the acreage of this property a total of 40 residential units would be allowed. To achieve this density the likely product would require a townhome style community. Due to the current market conditions and adjacent community concerns of not wanting a townhome community in the existing detached single family neighborhood, we are proposing a detached, custom and historically themed architectural design to better blend with the existing community.

We (4.0 Construction) have designed, built and developed seven historically themed neighborhoods in the downtown area of Norcross with rear alley and garage designs that have had tremendous support and popularity by the citizens and community leaders alike. To date we are the only builder/developers that have developed rear alley single family communities in Norcross in the last 25 years of which we received two golden hammer rewards from the city in the process. We feel in order to achieve the best and highest quality while maintaining more authentic historical designs, rear alleys is the best way to achieve this. On this property we are proposing a private rear alley access to all the homes with rear garages. This will allow us to achieve over two times the minimum parking requirements, provide more historical looking custom homes with no garage doors on fronts of houses, and much more community friendly during construction by allowing the alley to bypass most of the construction traffic in the adjacent community.

This type of project will mandate additional cost in development and alley construction, increase the cost of home design and construction with rear garages and require all new installations of sewer, water and electrical facilities to be accessed from the alley (forgoing disturbing and cutting the existing public streets). To justify the expense we are requesting the following conditions to provide recompense for the added expense but in turn providing an exceptional custom and historical themed community within easy walking distance of the town center consistent with the other 7 projects we've done and well received by the city and it's citizens.

Conditions we are proposing to be concurrent with the rezoning Public Hearing Process

1. To approve the site plan proposed with the listed building set back reductions, private rear alley and single car access to homes fronting academy street for single car covered parking space incorporated in the front porch designs(no garage doors allowed facing academy).
2. To Allow the Homes to be custom designed after the rezoning process as market allows buyers to come and request new custom homes. The ARB process will occur during the rezoning process for the subdivision layout and concepts drawings of the architecture but the individual final home designs must go before ARB prior to the issuance of any building permits.
3. Any existing specimen trees that may end up in the public ROW that would impact the installation any public utilities or sidewalks required by City to approve this rezoning request will be exempt from any city imposed removal fees.
4. To remove the sub standard non historically designed home at 300 Academy street. This original two bedroom house has had three more recent additions and the original siding demolished and replaced with modern brick negating all the original architecture features. The historically correct home located at 290 Academy street shall be totally remodeled.

GILBERT E. QUINONES, P.E., P.L.S.
Consulting Civil Engineer and Land Surveyor
1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: gilbertgeorgiatech@yahoo.com

December 24, 2025

Robert Forro
4.0 CONSTRUCTION LLC
P.O.Box 519
Norcross, Georgia 30091

Re: 300 Academy Street
Norcross, Georgia 30071

Dear Mr. Forro.

On December 24, 2025 I visited the house at 300 Academy Street. The purpose of my visit was to evaluate the suitability of the existing structure as to whether it is feasible to renovate to save any historical aspects the house may have. My inspection was limited to a visual inspection of the existing structure. This report is only my opinion and does not constitute a warranty or guarantee of the conditions of the structure.

The original structure on this property, claimed to have been built over 50 years ago was a two bedroom one bath frame structure. Since its original construction, three additions have been added over time, most likely over the last fifty years. The additions were a one car garage and breezeway, a wing larger than the original structure containing two additional bedrooms, a kitchen, an office, a dining room, and a bath. The most recent addition was a sunroom on the east side of the house. At some time after the original home construction, a block foundation was constructed for the additions and apparently the original house foundation was replaced with a block foundation as well. A brick veneer was added around the entire house and all the windows were replaced with new vinyl windows with no muttons. A front porch was added at some point after the brick veneer was added. With all the additions that were added and new brick veneer, the original older home has been totally encased by newer construction preventing any portion of the older home from being currently seen.

My actual inspection as to the quality of the construction and state of mis-repair are listed below.

1. A large retaining wall on the west side of the house partially supporting the western garage addition is failing. It has cracked and has begun to lean roughly 4 inches (in the last three years according to the owner).
2. The block foundation throughout the home contains numerous cracks and has failed in numerous places allowing flooding in the basement and crawl space. When the original home's foundation was replaced with concrete blocks, the foundation was built plus or minus one inch too short, leaving the entire old home held up by shims throughout the

Letter to Robert Forro
December 24, 2025
Page two

entire floor system.

3. When additions were added to the original home, the floors were not aligned height wise causing trip hazards at the additions. No feasible way to presently align the floors.
4. The largest of the three additions' floor was framed with 2x6 floor joists which is sub-standard in today's building code and not structurally sound.
5. When the brick veneer was added to the original house and additions, the overhangs were not extended leaving brick face and roof edge flush. This has caused ongoing leaks evident inside the house.
6. All the original wiring in the original house needs replacing along with the service which to this day has paper and glass fuses. None of the wiring throughout the house appears to be grounded.
7. There are three air conditioners and none appear to be in working order.
8. The original plumbing in the home is cast iron which has portions that have rotted through.
9. The owner stated that there are two sewer services to the house, both of which regularly clog. He has had sewer lines televised and found that they have multiple dips causing pooling in spots which collect debris over time further causing on going clogging issues. He has had to clean the lines every year for the last three.
10. The house sits roughly 3 feet below the street level and very little positive drainage. The yard shows signs of ongoing flooding in the front yard exacerbating the basement flooding issues.

In conclusion, the thought of preserving any historical aspect of the original home on this property is not presently possible due to the original home having been encased with modern building materials. Furthermore, substandard building practices such as inadequate floor joists, foundations that have failed, no eaves to shed water away from exterior walls, failed and outdated HVAC, electrical and plumbing systems, makes the home not feasible for renovation. Even the original windows have been replaced with modern vinyl windows.

Based on my experience, a house with this many deficiencies is not practicable to renovate. Additions and alterations that have been performed through the years were substandard and presently failing. As for the architectural aspect of the original home, they have been eliminated or covered up with modern materials.

Therefore, for all the reasons mentioned above my recommendation is to demolish this home in light of the newer more updated homes that are being proposed at this location. Any historical features this home may have, do not exist any more.

Sincerely,



Gilbert E. Quinones, P.E., P.L.S.
Consulting Civil Engineer and Land Surveyor

Region One Finance, LLC
5690 Buford Hwy Suite B ▪ Atlanta, GA 30340
Phone: 770-455-3000

Date: December 23, 2025

To Whom It May Concern,

This letter serves to confirm that our client, Roberto Forro, has sufficient funds readily available for immediate use toward the planned construction of the proposed homes located at 300 Academy Street, Norcross, GA 30071, once demolition of the existing structure at 300 Academy Street has taken place.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Dahabreh', followed by a long horizontal line extending to the right.

Sam Dahabreh
President
Region One Finance, LLC



Historic Demolition Questionnaire

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

If the property is located within the National or Local Historic District, please complete this application form in addition to the Demolition Permit Application.

ARCHITECTURAL INFORMATION

1. Would you like to request an inspection by the City of Norcross Building Official to confirm if this building, structure, or part thereof is deemed an immediate threat to public health or safety, per section 307-6 (f) (8)? Yes No
2. Provide a brief description of the materials, configuration, and use of the existing structure. If additional space is required, use a separate sheet of paper and label it attachment "A":
BRICK AND OLD STYLE MASONRY SIDING, VINYL WINDOWS, EXPOSED BLOCK FOUNDATION
3. Provide a brief explanation of why the historic demolition is requested. If additional space is required, use a separate sheet of paper and label it attachment "B": ONLY ABOUT 25% OF HOUSE IS OLDER THAN 50 YEARS. THE OLDER PORTION HAS BEEN ENCAPSULATED BY NEWER ADDITIONS ON BOTH SIDES, NEW BRICKS AND WINDOWS & FOUNDATION
4. Provide a brief description of the proposed reuse, reconstruction, or replacement of the existing building. If additional space is required, use a separate sheet of paper and label it attachment "C" (This can be supplemented by the Architectural Review Board or Historic Preservation Commission application): REMOVAL OF THIS STRUCTURE WILL ALLOW THE CONSTRUCTION OF NEW HOMES WITH MORE HISTORICAL DESIGN FEATURES

ABUTTING PROPERTY INFORMATION

Provide the names and addresses of all property owners abutting the property on which the historic demolition is requested. If additional space is required, use a separate sheet of paper and label it attachment "E":

1.	Name: A.O CONSTRUCTION LLC.	Address: P.O. BOX 519 NORCROSS, GA 30091
	Phone: 678-300-5440	Email: 678-300-5440
2.	Name:	Address:
	Phone:	Email:
3.	Name:	Address:
	Phone:	Email:
4.	Name:	Address:
	Phone:	Email:

APPLICANT SIGNATURE (please read and initial)

_____ Application is hereby made according to the laws and ordinances of the City of Norcross for a permit to demolish a building, structure or part thereof located within the National Historic District as described herein or shown on accompanying plan and specification, to be located as shown on accompanying plat plan and if same is granted, agree to conform to all laws and ordinances regulating same. Demolition will be started no later than six months from date of permit issue. Personally appeared the above named applicant, who under oath says that he/she is the applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Applicant Name (Print): ROBERT H. FORRO	Signature: 	Date: 12/28/25
--	----------------	-------------------



Pre-Deconstruction Inspection Checklist

Applicant Name: ROBERT FORRO Date: 12/28/25
 Address: 300 ACADEMY ST. Year Built: ? 1950

APPLICANT COMPLETE THIS SECTION

Please indicate which materials present in your property are proposed to be removed by selecting from the list of items below. Please complete prior to Pre-Deconstruction Inspection scheduled through the Community Development Department.

Doors:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lighting fixtures:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Plumbing fixtures:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Working appliances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hardwood flooring:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Cabinets:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Windows:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Countertops:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wall Studs:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Brick:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Stone:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Materials:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

FOR OFFICIAL USE ONLY

This section shall be completed by staff during the Pre-Deconstruction Inspection. A copy of this inspection sheet shall be given to the applicant as a record of the deconstruction requirements for this application.

Doors: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>	Lighting fixtures: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>
Plumbing fixtures: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>	Working appliances: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>
Hardwood flooring: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>	Cabinets: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>
Windows: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>	Countertops: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>
Wall Studs: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>	Brick: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>
Stone: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>	Other Materials: <input type="checkbox"/> Yes <input type="checkbox"/> No QTY: <u> </u>

Notes: Staff completed a deconstruction inspection on 1/30/2024.
The dwelling has been renovated and added on to
since its construction in 1950. The applicant intends to
salvage the bricks and doors.

Georgia Historic Resources
Historic Preservation Division,
Georgia Department of Natural Resources.

Resource ID	206848
County	Gwinnett
Item 1. Resource Name	
Item 3. Resource Address/Location	300 Academy Street Norcross 30071
Item 4. Owner's Name and Address	
Item 5. Classification	Building
Item 7. Current Use	Domestic/residential-Single dwelling
Item 7. Original Use	Domestic/residential-Single dwelling
Item 8. Date of Construction (or estimate)	c1950
Item 9. Major Changes	Altered: <u>Description</u> <u>Date</u>
	Additions: <u>Description</u> <u>Date</u> extensive side
	Moved: <u>Description</u> <u>Date</u>
	Destroyed: <u>Description:</u> <u>Date:</u>
Item 10. Architect/engineer/designer	Unknown
Item 11. Contractor/builder/craftsman	Unknown
Item 12. Style	No academic style
Item 13. Building Type	House types-Ranch
Item 14. Original Floor Plan	Three or more rooms [Two rooms]
Item 15. Plan Shape	Rectangular
Item 16. Number Of Stories	One
Item 17. Facade Symmetry	Asymmetric
Item 17. Front Door(s)	One door
Item 18. Roof Type	Gable-Side-oriented
Item 18. Roof Material	Composition shingle/asphalt shingle
Item 19. Chimney placement	

and Material	No chimney observed
Item 20. Type Of Construction	Balloon frame/platform frame
Item 21. Exterior material(s)	Brick-Running bond/veneer/stretcher-Machine-made/pressed
Item 22. Foundation material(s)	Concrete
Item 23. Porches	Stoop [Front] [1 story] [Partial] [Concrete] [Gable]
Item 24. Windows	Double-hung sash [Flat-headed] [1/1] [Rectangular]
	Double-hung sash [Flat-headed] [2/2] [Rectangular]
	Fixed [Flat-headed] [Rectangular]
Item 25. Additional physical description	1/1 windows are in the addition; fixed windows has 1 light; 1 Chicago style window; small right carport addition and large left sunroom addition with patio; decorative metal porch supports
Item 26. Pictures	Resource 109-a.jpg (109k)
	Resource 109-b.jpg (101k)
	Resource 109-c.jpg (105k)
Item 27. Description of outbuildings (if any)	
Item 29. Description of Landscape Features	Yard setting-Designed fencing/walls
	Yard setting-Designed plantings/planting beds
Item 30. Count	Number of Buildings: 1
	Number of Structures: 0
	Number of Outbuildings: 0
	Number of Sites: 0
	Number of Landscape features: 0
Item 31. Description of the environment	Town-Residential [Mixed old and new]
Item 32. Archeological Potential	
Item 33. History	
Item 34. Historical theme(s)	Architecture
Item 34. Distinctive aspects of GA's history	
Item 35. Significance	
Item 36. Sources of Information	
Item 37. Prepared By	Nancy E-K McReynolds Terracon 2855 Premiere Parkway Suite C Duluth GA 30097

Item 38. Date Of Survey	<u>Survey Resurvey</u> 2007		
Item 39. Government preservation activity			
Item 40. National Register Eligibility	Appears not to meet Nat. Reg. criteria -- integrity		
Item 41. USGS quadrangle name	Norcross		
Item 41. UTM Reference and XY Coordinates	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	16	758030	3759246
	<u>X Coordinate</u>	<u>Y Coordinate</u>	
	-84.208208442114	33.943833852257	
Item 42. Tax map number	6255 097		
Item 43. Recognition and Date	<u>Recognition</u>	<u>Date</u>	
	National Register [District]	1980	
Item 43. State Agency			
Item 43. Condition	<u>Condition</u>	<u>Due To</u>	<u>Threatened By</u>
	Fair	Structure	

- **TIP:** To print this report select Print from the browser 'File' menu.
- These results are based on survey data in the database at the time of the search. Not all areas of the state have been surveyed, and not all surveyed areas have been surveyed to current standards. Unsurveyed resources meeting the parameters of your search/query may exist in surveyed and unsurveyed areas.
- This is a product of Georgia's Natural, Archaeological, and Historic Resources GIS developed by The Carl Vinson Institute of Government, ITOS Division at The University of Georgia. The University of Georgia expressly disclaims responsibility for damages or liability that may arise from the use of this report.



Photo 1: 206848



Photo 2: 206848

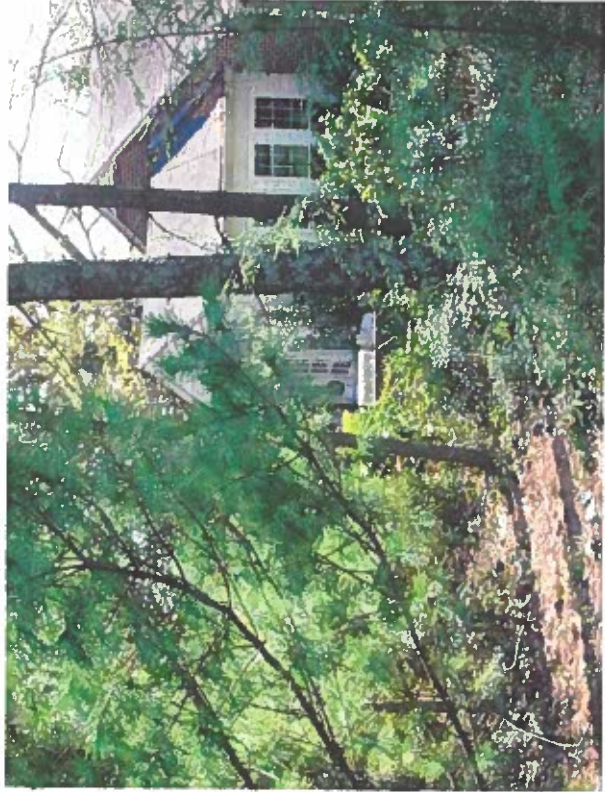
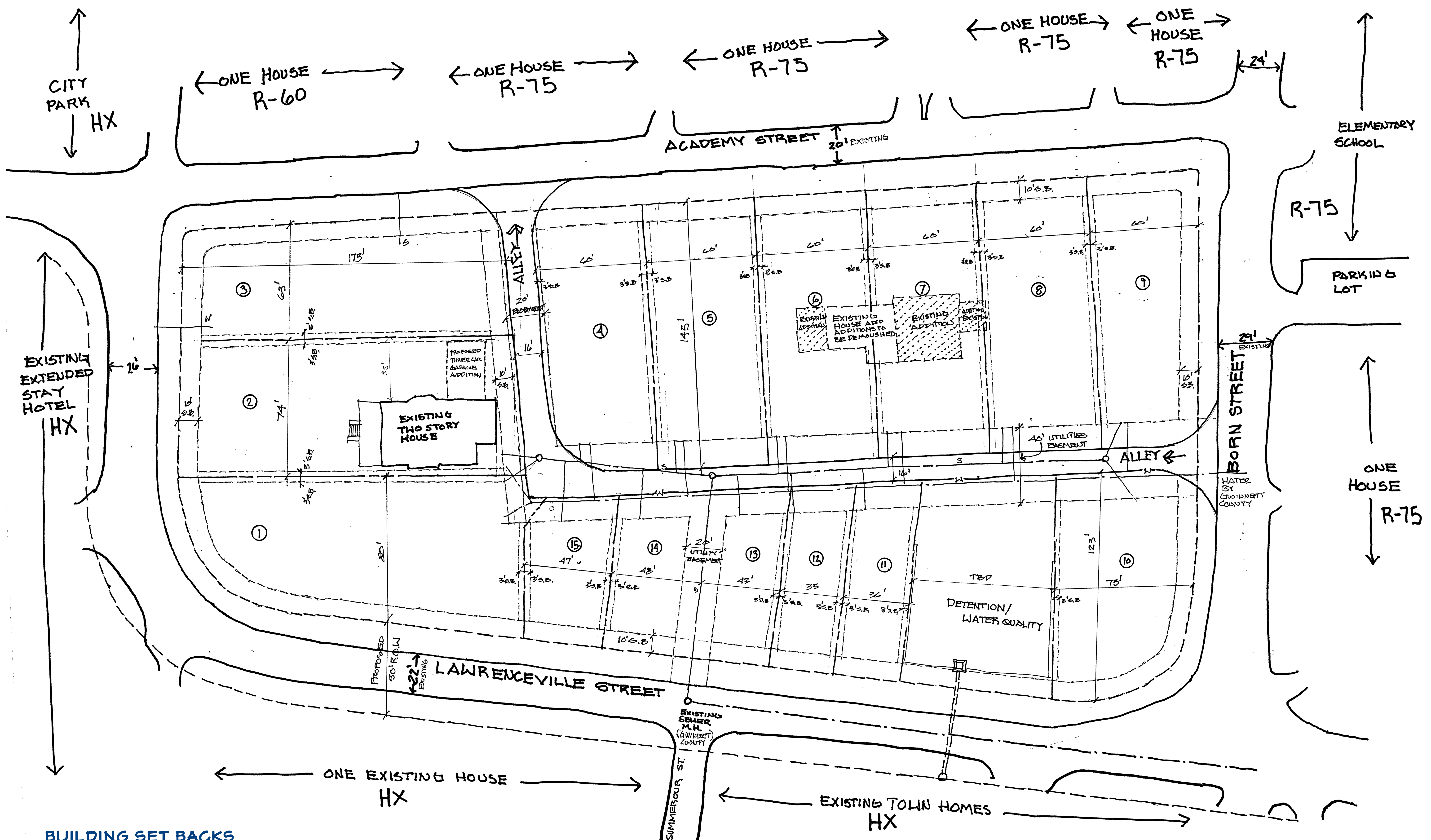


Photo 3: 206848

Norcross Survey - Terracon Project No. 49075602

Date Photos Taken: March 2007

B&K



BUILDING SET BACKS

FRONT 10'
SIDE 3'
REAR 10'

NOTE: ALL LOTS SHOW ROAD FRONTAGE ON EXISTING PUBLIC STREETS AND ALL SIDE LOT LINES EXTEND TO THE CURB OF THE PROPOSED PRIVATE ALLEY. THE ALLEY AND DETENTION/PARK LOT SHOWN SHALL BE OWNED AND MAINTAINED BY MANDATORY HOA.

REVISION TABLE	REVISION BY	DESCRIPTION

DRAWING DEPICTING ALL LOT SIZES AND SETBACKS

CONCEPT PLAN FOR CUSTOM DESIGNED SINGLE FAMILY HOMES

DRAWINGS PROVIDED BY: ROBERT H. FORRO

DATE:

11/18/25

SCALE:

SHEET:

P-1



NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING DEPICTING
CONCEPTUAL LAYOUT
OF POTENTIAL HOUSE
DESIGNS

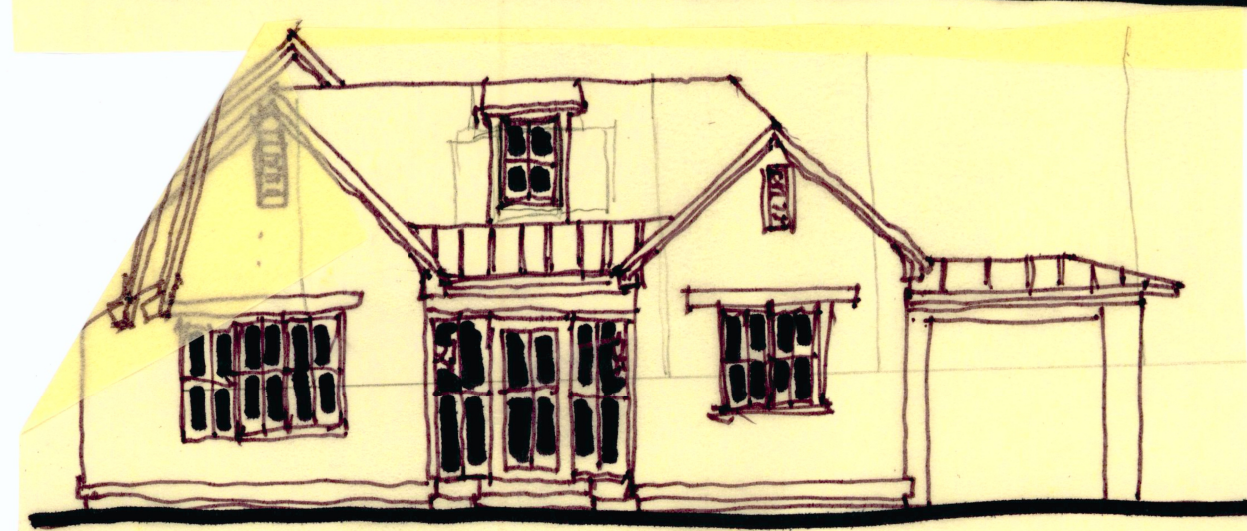
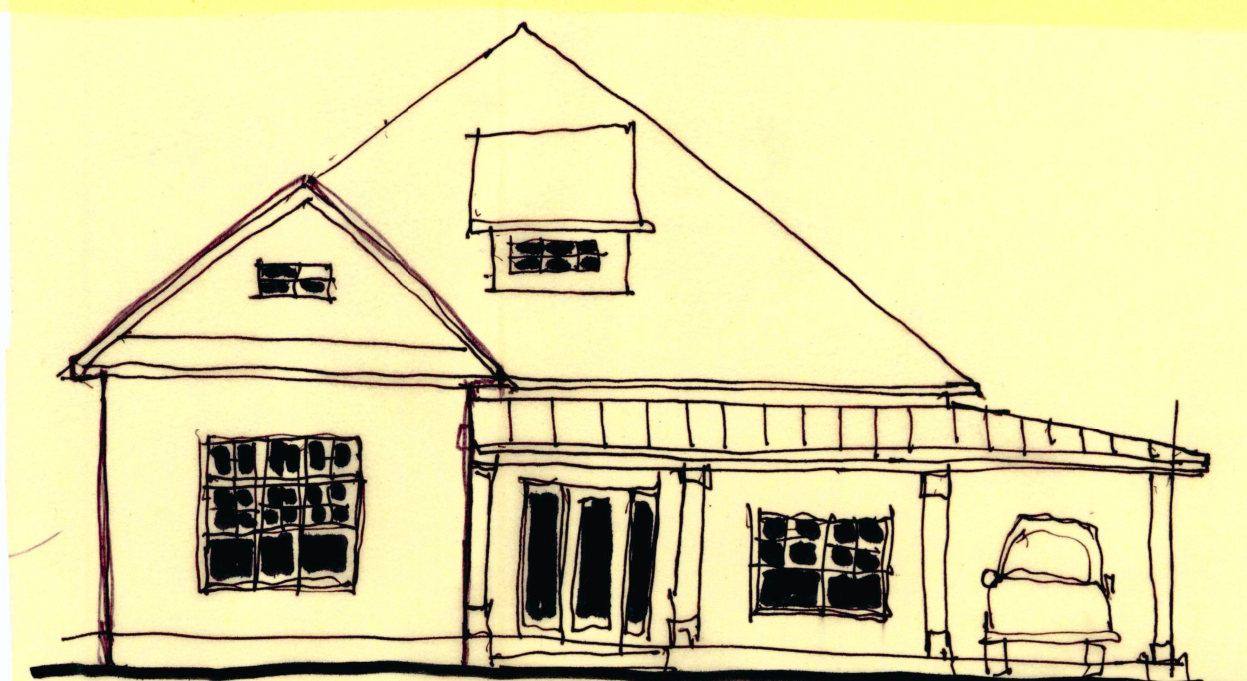
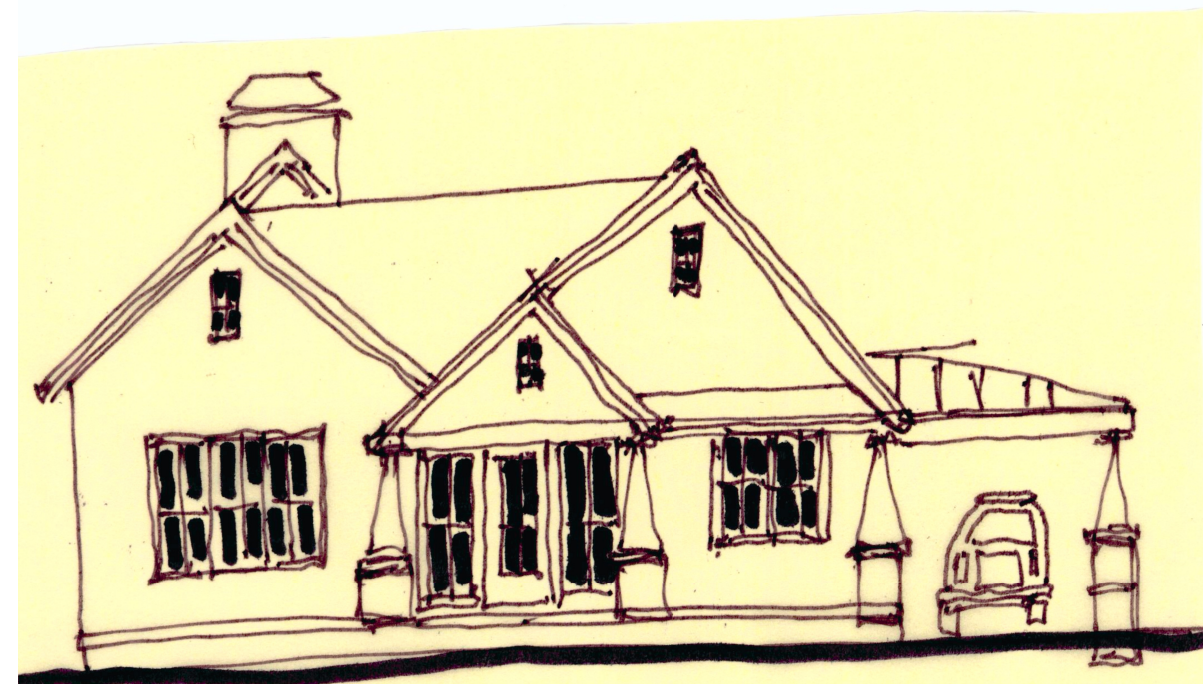
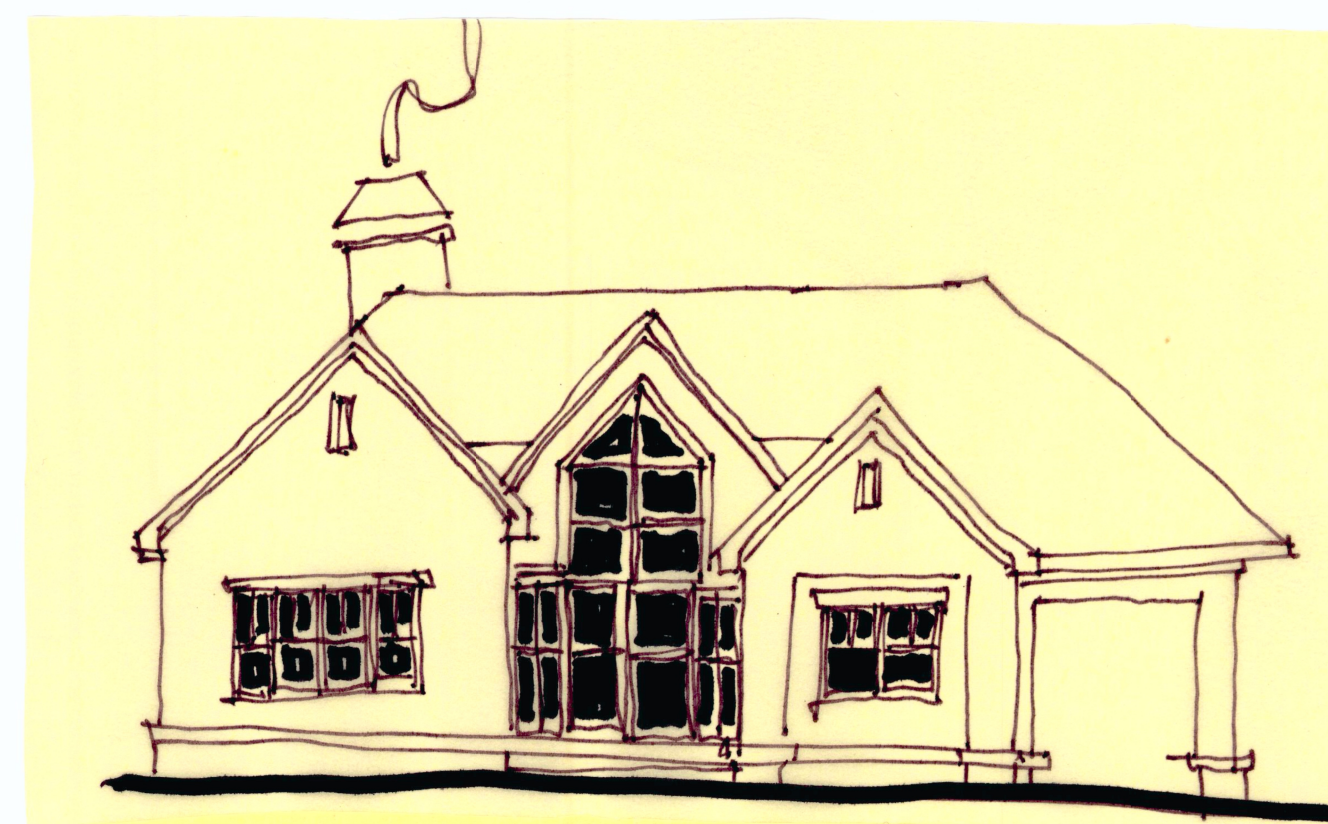
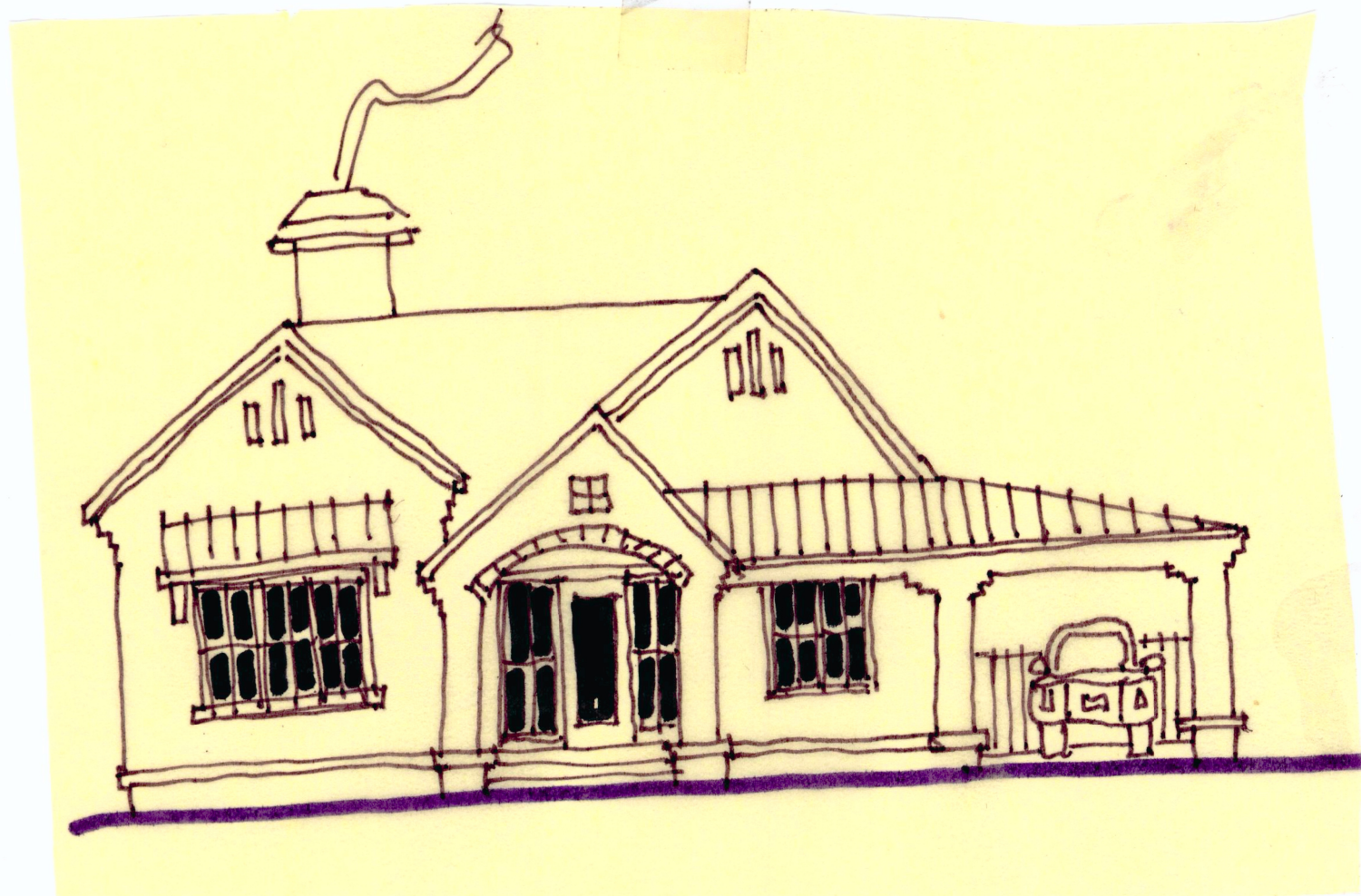
CONCEPT PLAN
FOR
CUSTOM DESIGNED SINGLE FAMILY HOMES

DRAWINGS PROVIDED BY:
ROBERT H. FORRO

DATE:
11/18/25

SCALE:

SHEET:
P-2



NUMBER	DATE	REVISION BY	DESCRIPTION

CONCEPTUAL HOUSE SKETCHES FOR VARIOUS LOT CONFIGURATIONS THAT MAY BE USED TO INFLUENCE HISTORICAL CUSTOM HOME DESIGNS

CONCEPT PLAN FOR CUSTOM DESIGNED SINGLE FAMILY HOMES

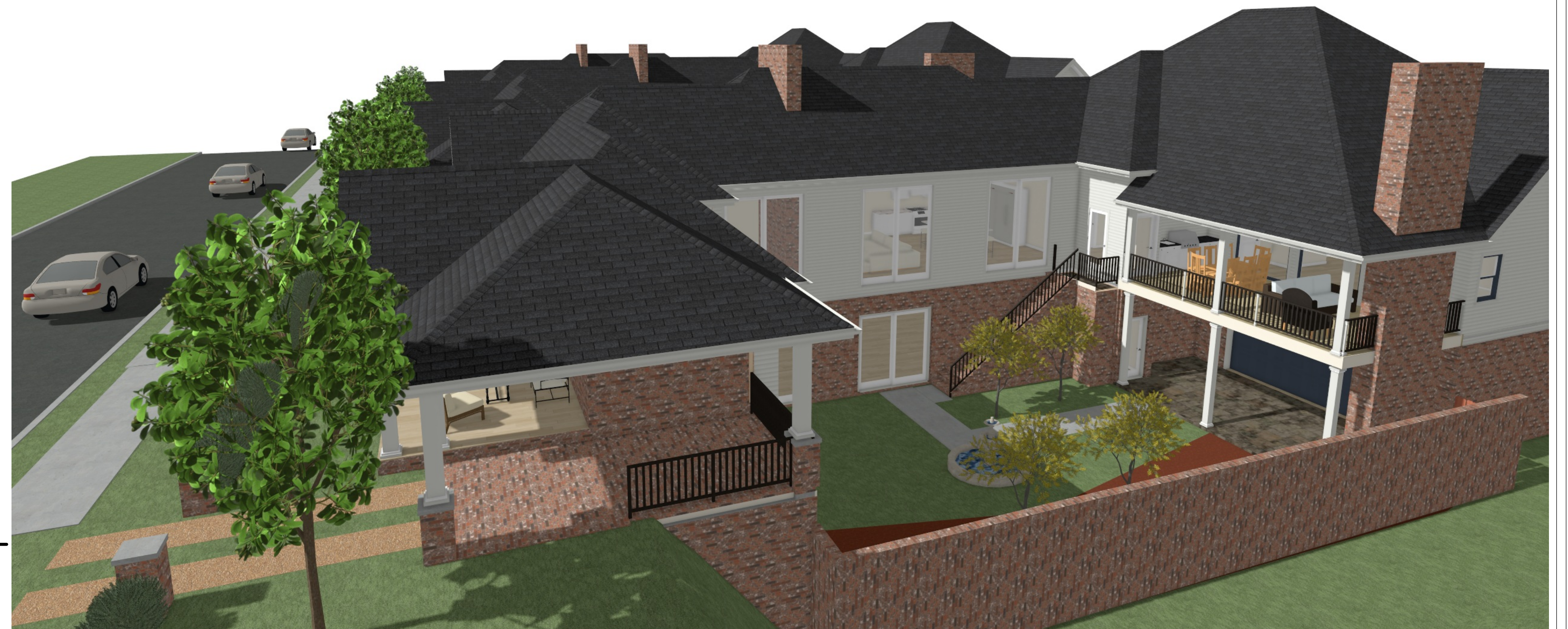
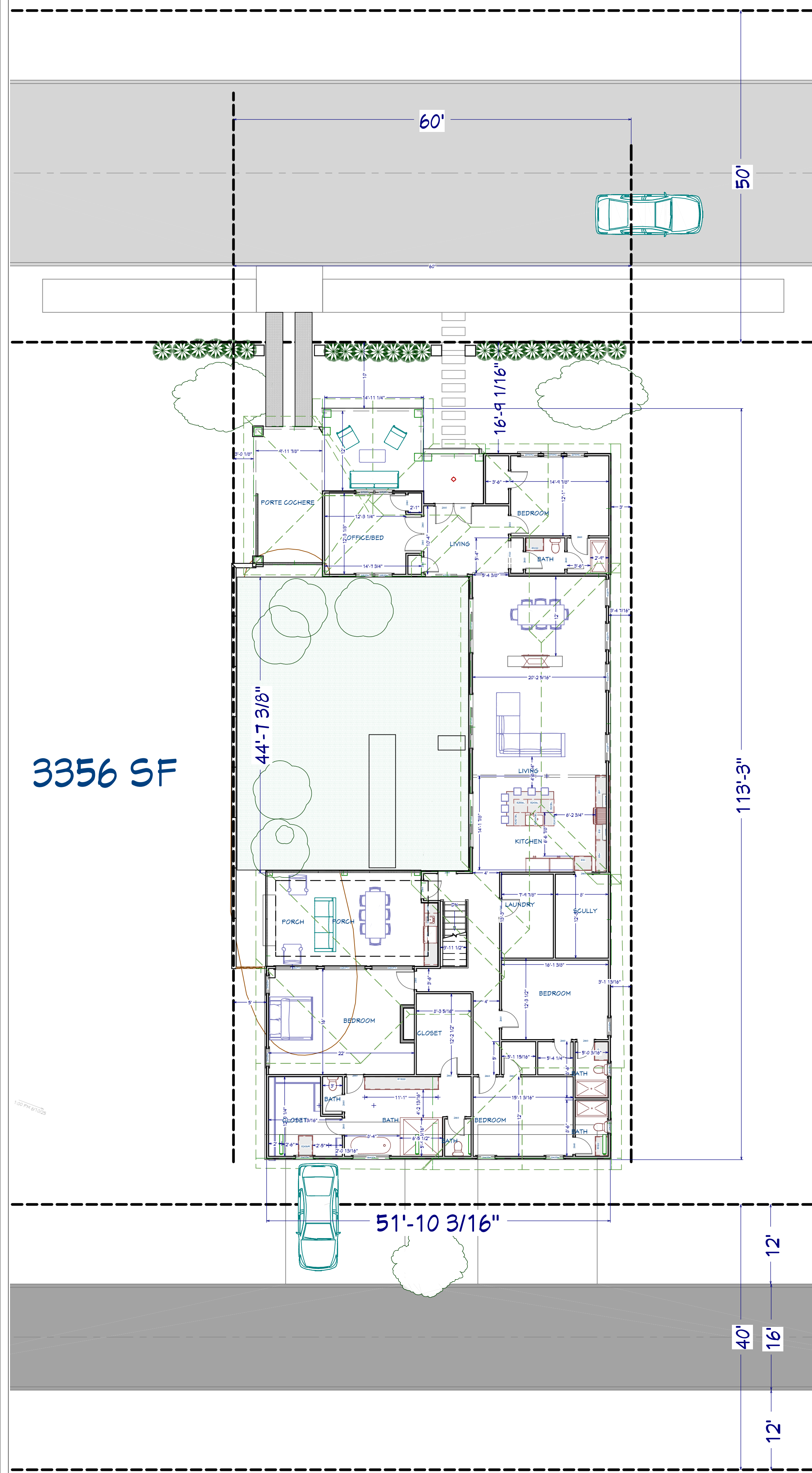
DRAWINGS PROVIDED BY:
ROBERT H. FORRO

DATE:
11/18/25

SCALE:

SHEET:

P-3



NUMBER	DATE	REVISION BY	DESCRIPTION

CONCEPT PLANS FOR
POTENTIAL COURTYARD
DESIGNED CITY HOME.

CONCEPT PLAN
FOR
CUSTOM DESIGNED SINGLE FAMILY HOMES

DRAWINGS PROVIDED BY:
ROBERT H. FORRO

DATE:
11/18/25

SCALE:

SHEET:
P-4

SURVEYOR'S CERTIFICATE

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 43-6-67.

GILBERT E. QUINONES, R.L.S.
GA. R.L.S. Number 2810

TREE LEGEND

BRA	BRADFORD PEAR
CHA	CHERRY
CHP	CHERRY WATTLE
CYP	CYPRESS
DOG	DOGWOOD
ELM	ELM
HAC	HICKORY
HOL	HOLLY
LIN	LINDSEY
LUN	LUNATA
MAM	MAPLE
MAM	MAPLE
PEC	PECAN
PIN	PINE
PLU	PLUM
RED	REDWOOD
RET	REDDIP
TAL	TALIP

**AREA = 145333 SQ.FT.
3.3364 ACRES**

ZONED: R-75

GENERAL NOTES

- The field data upon which this plat is based has a closure precision of one foot in 18,450 feet and an angular error of 8.0 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 150,335 feet.
- Field information for this survey was obtained with a GeoMax Zoom 90 Robotic Total Station (theodolite) equipped with an Electronic Data Collector, complemented by GPS technology using the e995 (RTN) Surveying Network.
- This property lies within Zone X, which is not a Special Flood Hazard Area per the FLOOD INSURANCE RATE MAP for Gwinnett County, Georgia, as delineated in Community Panel Number 13135C00826 bearing an Effective date of March 4, 2013.
- All Boundary Monuments set are #4 rebar bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- The source of bearings on this Survey are based on the Georgia State Plane Coordinates System West Zone.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The "BEFORE YOU DIG" utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.
- This property lies in Land Lot 255 of Gwinnett County, Georgia's 6th Land District and within the City of Norcross.
- Based on the best available information this property is zoned R-75 (Single Family) and is subject to the following Development Standards:
Minimum Lot Area: 12,000 Square Feet
Minimum Lot Width: 75 Feet
Minimum Lot Frontage: 40 Feet
Lot Coverage: 30% maximum
Building Setbacks:
Front Yard: 25 Feet
Side Yard: 10 Feet one side / 25 Feet total
Rear Yard: 40 Feet
Maximum Height: 35' Principal Unit / 12 Feet Accessory
Maximum Surface Coverage: 35%
Note: The complete City of Norcross Zoning Ordinance can be found online at www.municode.com
- Property References:
Deed Book 50823, Page 41
Deed Book 59311, Page 488
- A Topographic Survey's major purpose is the determination (relief) of the surface of the earth (ground) and the location of natural and artificial objects thereon.
- Existing topographic information from a field survey dated April 16, 2025.
- This Topographic Survey complies with the United States National Map Accuracy Standards. Vertical accuracy, as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations tested shall be in error by more than one-half the contour interval.

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

290 & 300 ACADEMY STREET

4.0 CONSTRUCTION CO.
P.O. Box 519
Norcross, Georgia 30091
(678) 300-5440
E-Mail: robert84@mainstreet.com

4.0 CONSTRUCTION CO.
P.O. Box 519
Norcross, Georgia 30091
(678) 300-5440
E-Mail: robert84@mainstreet.com

REGISTERED PROFESSIONAL LAND SURVEYOR
GILBERT E. QUINONES
7-25-2025

REVISIONS	DATE	DESCRIPTION
1	5-25-2025	DATE: 5-25-2025 SCALE: 1" = 30' DRAWN: G.E.Q. DESIGNED: G.E.Q. CHECKED: G.E.Q. LAND LOT: 255 6TH LAND DISTRICT GWINNETT COUNTY, GA

SHEET 1 OF 1

DRAWING NO. 23-068-S-2

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

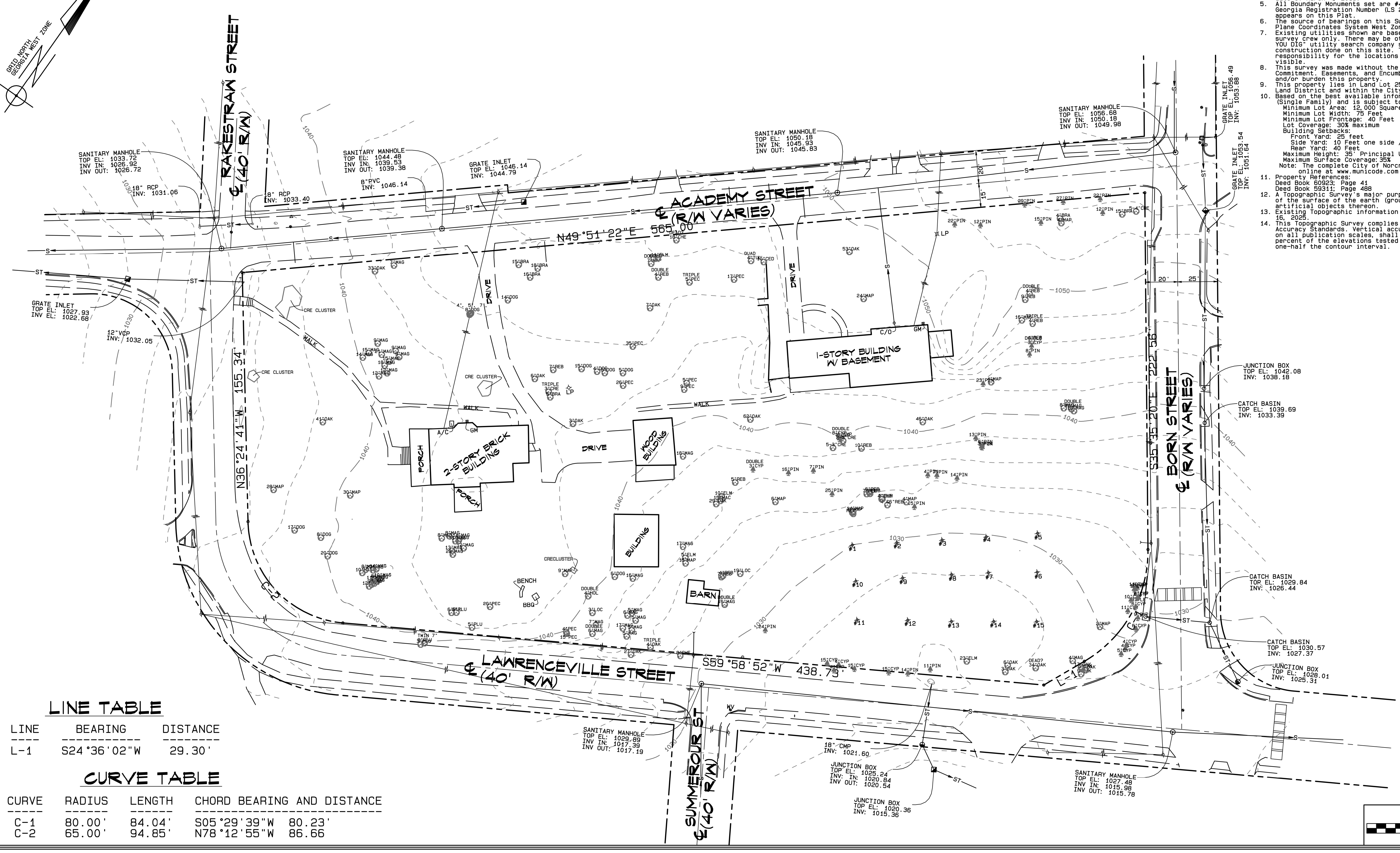
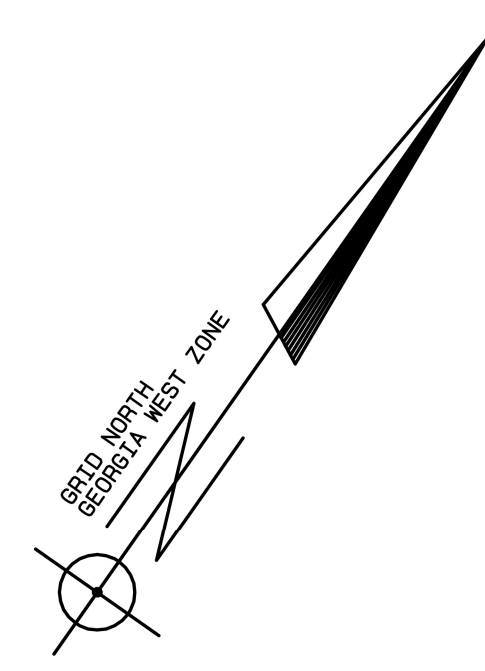
DRAWINGS PROVIDED BY: **ROBERT H. FORRO**

CONCEPT PLAN FOR CUSTOM DESIGNED SINGLE FAMILY HOMES

DATE: 11/18/25

SCALE:

SHEET:

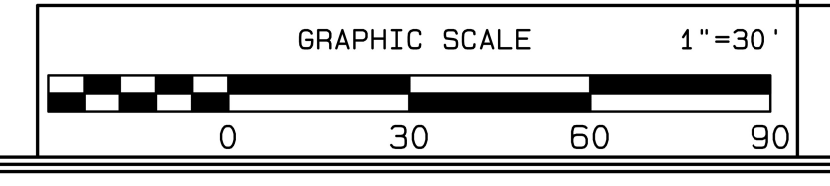


LINE TABLE

LINE	BEARING	DISTANCE
L-1	S24°36'02"W	29.30'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING AND DISTANCE
C-1	80.00'	84.04'	S05°29'39"W 80.23'
C-2	65.00'	94.85'	N78°12'55"W 86.66'



Ordinance TEXT2026-003

An Amendment to the City Code of Ordinance

Chapter and Purpose: Subpart B Unified Development Ordinance, Section as noted.

Enacting Clause; The Mayor and City Council of the City of Norcross, Georgia hereby ordains that the adopted Code of Ordinances is hereby amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that all following provisions shall become and be made part of the Code of the City of Norcross.

1. Amendment to edit the language as noted on the attached, to add those items shown as underlined and highlighted, and delete those items shown as red strikethrough, any items completely deleted are reserved. For purposes of defined items, new definitions are added where they fit alphabetically within the existing defined terms section.

Sec. 102-2. Defined terms.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Note that for flood-plain management, specific definitions exist in chapter 400 article IV which only relate to items applicable to that section.

D

Damaged tree means a tree that has 25 percent or more of the critical root zone disturbed.

Demolition means the removal of structural members.

Density bonus refers to a provision of this UDO that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum otherwise permitted, in exchange for the provision of an amenity specified in this UDO that provides a public benefit.

Density, gross, refers to the number of square feet of a building, or number of lots or dwelling units on a tract of land divided by the total acres of a parcel or tract of land prior to development or subdivision, including all streets or rights-of-way, open space, floodplain, and other unsubdivided or unused portions of the tract of land.

Density, net, refers to the number of square feet, lots, or dwelling units on a tract of land, less area for, open space, floodplain, wetland, and other unusable portions of the tract of land.

Department means the Community Development Department of the city of Norcross, Georgia.

Design professional means a professional licensed by the state in the field of engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a certified professional in erosion and sediment control (CPESC) with a current certification by EnviroCert, Inc. Design professionals shall practice in a manner that complies with applicable state law governing professional licensure.

Destroyed tree means a tree which has damage to any of its parts causing the tree's survival beyond three growing seasons to be unlikely as determined by the city arborist.

Destruction (related to trees) includes, but is not limited to, excessive topping out, girdling, limbing, chopping or otherwise cutting a tree to the extent that its demise is imminent. Any actions resulting in the death of a tree.

Detention means the temporary storage of stormwater runoff in a stormwater detention facility for the purpose of controlling the peak discharge.

Detention facility means a detention basin or structure designed for the storage of stormwater runoff and gradual release of stored water at controlled rates.

Developer means a person who undertakes land development activities.

Development means any manmade change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, cleaning, grubbing, grading, paving, any other installation of impervious cover, excavation or drilling operations or storage of equipment or materials. It also means any redevelopment.

Diameter at breast height (DBH) means the diameter of a tree trunk measured in inches at a height of 4.5 feet above the ground line for individual trunks, and at the narrowest point below the fork for trees forked below 4.5 feet.

Director means the Director of the Community Development Department, or his or her designee, of the city of Norcross.

Discretionary development proposal means any application for a change of land use district, preliminary plat, conditional use permit, development permit, or certificate of appropriateness, special use permits, zone changes and zoning map amendments. For purposes of this UDO, a determination of applicability shall be made at the first discretionary development proposal encountered.

Discharge means the direct or indirect release of water, fluid, materials or other matter to a conveyance or surface that drains to a conveyance.

District means the Gwinnett County Soil and Water Conservation District.

Division means the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources.

Drainage easement means an easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

Drainage structure means a device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Dripline means a vertical line extending downward from the outermost tips of a tree's branches, creating a more or less circular projection on the ground.

Drive-in restaurant means a building or portion thereof where food or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the building, often in a motor vehicle on the site. Note: a drive-thru pick-up window does not necessarily indicate a drive-in restaurant.

Driveway means a privately owned and maintained path, appropriately surfaced with asphalt, concrete (pervious or impervious), gravel as allowed or other hard durable surface, connecting directly with a public thoroughfare, and used for accessing a structure or an improved area such as a garage, carport or exterior parking pad; such area primarily designated for vehicular parking, stopping, standing or turnaround.

Duplex means a residential structure designed for two-family occupancy.

Dwelling means one or more rooms designed for the occupancy, cooking and sleeping of one or more persons living as a family.

Dwelling, duplex means a building designed for two families, or housekeeping units, living independently of each other in separate dwelling units connected by a common firewall or floor/ceiling.

Dwelling, multi-family means a single building containing three or more dwelling units or in the case of a duplex, two dwelling units, each of which has direct access to the outside or a common hallway leading outside. These may include duplexes, triplexes, fourplexes, apartments, and condominiums.

Dwelling, single-family attached means a dwelling built on the ground floor and sharing a common wall, usually on both sides of the property, such as in the case of a townhome. This does not include stacked units, where some dwelling units are built above others.

Dwelling unit, accessory (ADU) means a room or set of rooms that has been designed or configured to be used as a separate dwelling unit and has that been established by permit. An ADU can be attached or detached or constructed as a live/work unit. A detached ADU is the same concept, but the living area is in a separate accessory structure, normally a backyard cottage or garage flat.

M

Manufactured home means a building, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term *manufactured home* includes any structure commonly referred to as a *mobile home* regardless of the date of manufacture. The term *manufactured home* also includes parked trailers, travel trailers and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Massing refers to the exterior form of a building, a structure or a series of buildings seen as a whole, encompassing bulk, shape, height, width, scale, proportion, and the spatial relationships of buildings, landscaping, and open space.

Material change in appearance means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, or landscape feature within a historic district, such as:

- (1) A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
- (2) Demolition or relocation of a historic structure;
- (3) Commencement of excavation for construction purposes;
- (4) A change in the location of advertising visible from the public rights-of-way; or
- (5) The erection, alteration, restoration or removal of any buildings or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features, except exterior paint alterations.

Mean sea level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this chapter, the term is synonymous with National Geodetic Vertical Datum (NGVD) and the North American Vertical Datum (NAVD) of 1988.

Medium tree means a tree expected to grow to a maximum height of 25 to 40 feet at maturity under urban conditions.

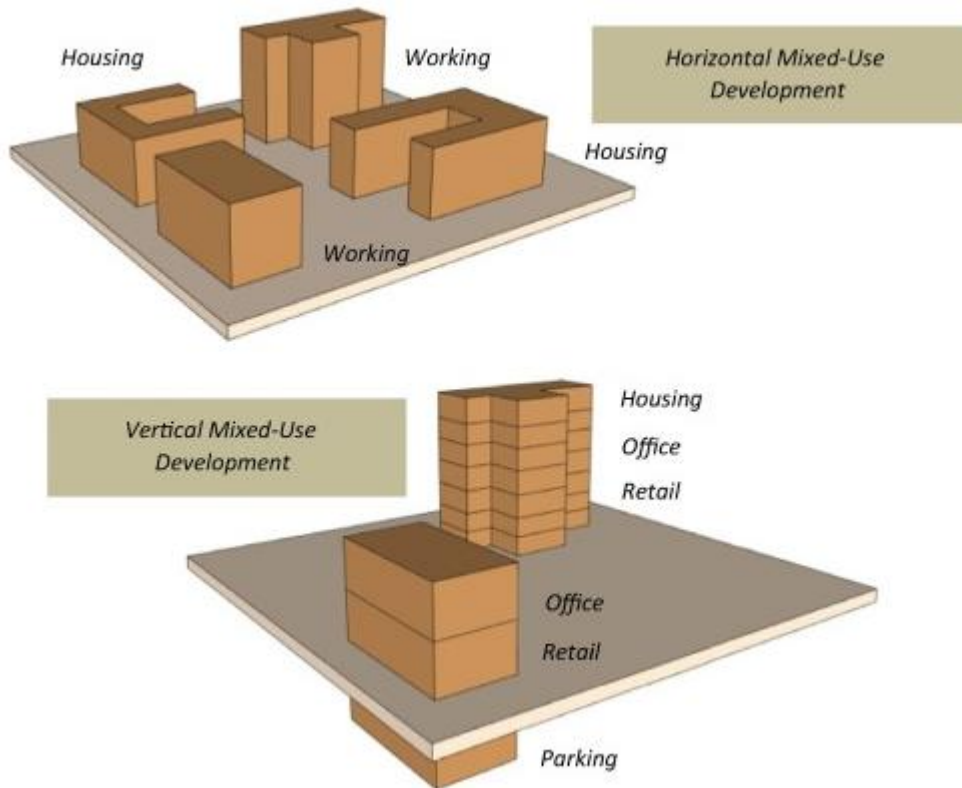
Metropolitan River Protection Act means a state law referenced as O.C.G.A. § 12-5-440 et seq., which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Mini-warehouse means a structure containing separate storage spaces of varying sizes leased, rented or owned on an individual basis. No storage of chemicals or flammable goods is allowed.

Mixed use development means the use of a single building or a single property for more than one type of land use; residential, retail/commercial, office, or institutional where each use makes up 20 percent of the gross floor area, with the purpose of serving adjoining residences as well as the region, excluding accessory uses. The

uses are designed to work together as one coordinated development with shared access, walkways, and parking. The mixed use development may be horizontal or vertical.

Mixed-use development means development of a single building or single parcel to contain two or more of the following types of uses: residential, retail/commercial, office, or institutional, and in which each of such uses constitute at least 20 percent of the gross floor area, excluding accessory uses. Mixed uses may be combined vertically within the same building or placed side by side on the same parcel; provided they are in close proximity, planned as a unified and complementary whole, and functionally integrated with interconnected vehicular and pedestrian access and parking areas.



Source: Classified and clustered data constellation: An efficient approach of 3D urban data. 15 January 2016, Version of Record 15 January 2016.

Mobile home or mobile building means a detached, single-family dwelling or other use type factory-manufactured structure with tongue, axles and wheels when originally built designed for occupancy; made to be transported after fabrication on wheels. Removal of the wheels and placement on a foundation do not change its classification. Travel trailers and recreational vehicles are not mobile homes.

Modular home or modular building means a factory fabricated transportable building consisting of units designed to be assembled at a building site on a permanent foundation into a structure to be used for residential or commercial purposes.

Motel means any structure consisting of one or more buildings, with more than five short term occupancy units that are directly accessed from an exterior door, with provisions for transient living, sanitation, and sleeping,

that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary lodging of 14 days or less is offered for pay to persons, is not intended for long-term occupancy.

Motor vehicle related retail means any retail facility that primarily sells parts, accessories, tools, equipment, oils, and fluids for the maintenance of automobiles, motorcycles, trucks, and trailers.

Motor vehicle related use refers to any use primarily involving motor vehicle related retail (see definition), vehicle repair, vehicle service, vehicle maintenance, or vehicle sales.

Motor vehicle repair means any building, structure, improvements, or land used for the repair, service, and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles, not including body work or vehicle painting.

Motor vehicle sales means a facility that sells, rents, or leases new or used passenger vehicles, trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Motor vehicle sales include auto broker businesses.

MS4 permit means the NPDES permit issued by Georgia Environmental Protection Division for discharges from the municipal separate storm sewer system of the city.

Multi-tenant building means a single building containing multiple uses or tenants where there are specific exterior entrance ways for individual uses. **This applies to commercial development only.**

Multi-tenant development means a single development containing multiple buildings where there are specific exterior entrance ways for the individual buildings. **This applies to commercial development only.**

Sec. 201-9. RTH townhouse residence.

- (a) *RTH purpose.* The RTH townhouse residence zoning district is intended primarily for attached, single-family residences (townhomes) and related uses.
- (b) *RTH lot development standards.*

Lot dimensions	Single-family detached	Townhomes
Minimum lot area	5,445 square feet	None: max 8 du/acre
Minimum lot width	40'	20'
Minimum lot frontage	20'	20'
Minimum setbacks	Single-family detached	Townhomes
<i>Principal building</i>		
Front (from right-of-way)	10'	
Side	5' side yard end unit	0' interior unit/ 5' side yard end unit
Rear	40'	
<i>Accessory building</i>		
From principal structure	5'	
Front	Not allowed	
Side	5'	
Rear	5'	
Maximum height	Single-family detached	Townhomes
Principal	See the appropriate comprehensive plan character area narrative; unless otherwise stated in the comprehensive plan 45' maximum for townhomes 35' for single-family detached	
Accessory	12'	

Impervious surface coverage	Single-family detached	Townhomes
	70%	

- (c) *RTH supplemental regulations.*
 - (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
 - (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
 - (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
 - (4) Signs—see chapter 200, article IV, sign regulations.
- (d) *RTH permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.
 - (1) *Residential.*
 - a. Single-family detached dwelling.
 - b. Single-family detached dwelling; more than one housing unit per lot.
 - c. Townhouse.
 - (2) *Services.*
 - a. Existing cemetery.
 - (3) *Educational, cultural, religious, philanthropic, social or fraternal.*
 - a. Places of public assembly.
 - (4) *Miscellaneous semi-public facilities and uses.*
 - a. Utility transmission and monitoring facilities.
- (e) *RTH special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
 - (1) *Educational, cultural, religious, philanthropic, social or fraternal.*
 - a. Elementary and secondary private education.
- (f) *RTH accessory uses.* The following uses shall be considered accessory uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
 - (1) Customary residential accessory buildings.
 - (2) Home occupations.

Sec. 201-19. HX historic mixed-use.

- (a) *HX purpose.* The HX historic mixed-use district is established to provide for a variety of retail, service, office, public and semi-public uses, with the inclusion of limited residential uses, in a pedestrian-friendly environment to promote live-work and mixed-use opportunities.
- (b) *HX lot development standards.*

Lot dimensions	
Minimum lot area	None

Minimum lot width	None
Minimum lot frontage	None
Minimum setbacks	
<i>Principal building</i>	
Front (from right-of-way) build-to-line	0'-10'
Side	0'
Rear	0'
<i>Accessory building</i>	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 15'
Rear	5' unless abutting a residential district, then 15'
Maximum height	
Principal	40'
Accessory	20'
Impervious surface coverage	100%
Note: Maximum multi-family density as allowed in the comprehensive plan character area	

- (c) *HX supplemental regulations.*
- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
 - (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
 - (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
 - (4) Signs—see chapter 200, article IV, sign regulations.
- (d) *HX permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.
- (1) *Residential—household residence.*
 - a. ~~Accessory dwelling unit. Residential (dwelling) over retail~~
 - (2) *Sales and rental of goods, merchandise, and equipment.*
 - a. Retail sales less than 5,000 square feet.
 - b. Studio or meeting facility less than 19,999 square feet.
 - (3) *Services—office, clerical, repair, research, and personal not primarily related to the sale of goods or merchandise.*
 - a. Banks and financial institutions—no drive-in facilities.
 - b. Business college or business school operated as a business enterprise.
 - c. Day care center.
 - d. Medical or dental office or clinic.
 - e. Personal service.
 - f. Professional and business office.
 - g. Professional service.

- (4) *Educational, cultural, religious, philanthropic, social, or fraternal.*
 - a. Libraries, museums, art galleries, art centers, and similar uses.
- (5) *Food and drink.*
 - a. Restaurant—no drive-in or drive-thru.
 - b. Microbreweries/microdistilleries.
 - c. Brew pubs.
- ~~(6) *Mixed use.*~~
 - ~~a. *Mixed use as defined in chapter 100, article II.*~~
- (e) *HX special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, Supplemental use standards, as applicable.
 - (1) *Residential—household residence.*
 - a. Townhouse.
 - (2) *Residential—miscellaneous, lodging, rooms for rent situations.*
 - a. Bed and breakfast.
 - b. Hotel.
 - (3) *Sales and rental of goods, merchandise, and equipment.*
 - a. Retail sales greater than 5,000 square feet.
 - b. Studio or meeting facility greater than 20,000 square feet.
 - c. Any retail establishment not specifically permitted but which is similar to the listed uses, compatible with uses on adjoining property, and which meets the intent and purpose of the district.
 - (4) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*
 - a. Outdoor theater.
 - b. Any service establishment not specifically permitted but which is similar to the listed uses, compatible with uses on adjoining property, and which meets the intent and purpose of the district.
 - (5) *Educational, cultural, religious, philanthropic, social, or fraternal.*
 - a. Places of public assembly.
 - b. Private college, university, community college—including associated facilities such as dorms, offices, athletic fields.
 - c. Libraries, museums, art galleries, art centers, and similar uses.
 - d. Private schools, trade or vocational schools.
 - e. Social, fraternal, clubs, and lodges.
 - (6) *Recreation, amusement, entertainment.*
 - a. Activity conducted entirely within a building or substantial structure—theater, bowling alley, skating rink, movie theater, game room, etc.

- b. Event halls.
- (7) *Storage and parking.*
 - a. Automobile parking garage or parking lot not located on a lot on which there is another principal use to which the parking is related.

(8) *Mixed-use.*

- a. **Mixed-use as defined in chapter 100, article II.**

(f) *HX Accessory Dwelling Unit Residential (dwelling) over retail uses.*

- (1) Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
- (2) Residential over retail unit in the HX district—may be permitted if it meets the following criteria:
 - a. The principal use and secondary use shall be subject to fire separation as required by the county Fire Marshal;
 - b. The dwelling unit must not occupy ground floor frontage (storefront) on South Peachtree Street or Jones Street;
 - c. The dwelling unit must not displace any space that has been actively used within the preceding 12 months for retail, office, or food service, not including passive storage;
 - d. The exterior appearance of any new construction will be subject to the approval of the HPC; and
 - e. Only one accessory dwelling unit per lot is permitted.

Sec. 201-20. NX neighborhood mixed-use.

(a) *NX Purpose.* The NX Neighborhood Mixed-Use District is established to provide suitable locations for a compatible mix of dense residential uses, convenience goods, services, office uses and dedicated open space in a compact, walkable environment. Buildings with mixed-uses are required to include a non-residential use at street level. **Effective on the date of this ordinance, NX neighborhood mixed-use is an inactive zoning district. No new zoning applications will be accepted for this district; properties or parcel assemblages governed by this pre-existing zoning district may continue to be developed.**

(b) *NX Lot Development Standards.*

Lot dimensions	
Minimum lot area	None
Minimum lot width	None
Minimum lot frontage	None
Maximum residential density	
Townhome	6 dua
Multi-family residence	30 dua
Minimum setbacks	
<i>Principal building</i>	

Front (from right-of-way)	0' (at sidewalk)
Side	0' Required 20' each yard if abutting residential district
Rear	0' Required 40' if abutting residential district
Accessory building	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 25'
Rear	5' unless abutting a residential district, then 25'
Maximum height	
Principal	See the appropriate comprehensive plan character area narrative
Accessory	20'
Impervious surface coverage	80%

Note: Maximum multi-family density as allowed in the comprehensive plan character area.

(c) *NX supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *NX permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.

(1) *Residential.*

- a. Townhouse.
- b. Multi-family residence.

(2) *Sales and rental of goods, merchandise and equipment.*

- a. Art gallery.
- b. Retail sales < 5,000 square feet.
- c. Studio or meeting facility < 5,000 square feet.

(3) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*

- a. Banks and financial institutions.
- b. Day care center.
- c. Home occupation.
- d. Medical or dental office or clinic.
- e. Personal service.
- f. Professional and business office.

- g. Professional service.
 - (4) Educational, cultural, religious, philanthropic, social or fraternal.
 - a. Places of public assembly.
 - b. Private college, university, community college—including associated facilities such as dorms, offices, athletic fields.
 - c. Libraries, museums, art galleries, art centers and similar uses.
 - d. Private schools, trade or vocational schools.
 - e. Social, fraternal, clubs and lodges.
 - (5) Recreation, amusement, entertainment.
 - a. Activity conducted entirely within a building or substantial structure (e.g., theater).
 - (6) Food and drink.
 - a. Restaurant—no drive-in or drive-thru facility.
 - (7) Miscellaneous semi-public facilities and utilities.
 - a. Library.
 - b. Museum.
 - c. Utility transmission and monitoring facility.
 - (8) Mixed-use.
 - a. Mixed-use as defined in chapter 100, article II.
 - (e) *NX special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.
 - (1) *Sales and rental of goods, merchandise and equipment.*
 - a. Retail sales 5,000—24,999 square feet.
 - b. Studio or meeting facility 5,000—19,999 square feet.
 - (f) *NX accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
- (Ord. No. 08-2019, § I, 6-3-2019)

Sec. 201-26. M1 light industry.

- (a) *M1 purpose.* The M1 light industry district is comprised of lands that are located on, or have ready access to, a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.
- (b) *M1 lot development standards.*

Lot dimensions	
Minimum lot area	1 acre
Minimum lot width	100'

Minimum lot frontage	None
Minimum setbacks	
<i>Principal building</i>	
Front (from right-of-way)	50'
Side	20' 50' if abutting residential district
Rear	15' 50' if abutting a residential district
<i>Accessory building</i>	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 25'
Rear	5' unless abutting a residential district, then 25'
Maximum height	
Principal	See the appropriate comprehensive plan character area; otherwise 65', with minimum 1 st floor height of 28', 40' if abutting residential, with minimum 1 st floor height of 28'
Accessory	No higher than the principal building
Impervious surface coverage	70%

- (c) *M1 supplemental regulations.*
- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
 - (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
 - (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
 - (4) Signs—see chapter 200, article IV, sign regulations.
- (d) *M1 permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
- (1) *Sales and rental of goods, merchandise and equipment.*
 - a. Equipment rental—including heavy equipment or outdoor storage.
 - b. Farm and heavy equipment, mobile home, recreational vehicles and equipment—including sales and service.
 - c. Garden supply center and greenhouse—including outdoor storage.
 - d. Microbrewery/microdistillery.
 - e. Open air market and outdoor flea market.
 - f. Plumbing, electrical, pool and home building supply showroom and sales center.
 - (2) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*
 - a. Building, electrical or plumbing contractor.
 - b. Business college or business school operated as a business enterprise.
 - c. Machine or welding shop.

- d. Professional and business office.
 - e. Professional service.
 - f. Taxi cab or limousine service.
- (3) *Manufacturing, wholesale, and warehousing.*
- a. Building material or other outdoor storage yard—excluding junk yard.
 - b. Business that services industries.
 - c. Cold storage plant.
 - d. Food processing.
 - e. Manufacturing, artisanal.
 - f. Manufacturing, light.
 - g. Radio, recording or television studio and broadcasting station.
 - h. Warehouse.
 - i. Wholesale trade/distribution office—with showroom.
 - j. Wholesale warehouse.
 - k. Similar industry that meets district standards.
 - l. Microbreweries.
- (4) *Educational, cultural, religious, philanthropic, social or fraternal.*
- a. Places of public assembly.
 - b. Private school, trade or vocational.
 - c. Library.
 - d. Museum.
 - e. Art galleries, art centers and similar uses.
 - f. College, university, community college—including associated facilities such as dorms, offices, athletic fields, etc.
- (5) *Recreation, amusement, entertainment.*
- a. Activity conducted entirely within building or substantial structure—theater, bowling alley, skating rink, shooting range, movie theatre, game room, etc.
 - b. Activity conducted outside enclosed building or substantial structure—driving range, etc.
 - c. Adult entertainment.
 - d. Massage therapy.
- (6) *Motor vehicle related sales and service.*
- a. Automobile vehicle rental.
 - b. Emission inspection station.
 - c. Motor vehicle repair and maintenance—including paint and body work.
 - d. Motor vehicle repair and maintenance—not including substantial body work.

- e. Motor vehicle sales and rental—including repair and body work as an accessory use.
- (7) *Storage and parking.*
 - a. Landscaping service.
 - b. Mini-warehouse—no flammable or hazardous materials.
 - c. Parking of fleet vehicles or storage of equipment outside enclosed structures accessory to the permitted use on site.
- (8) *Services and enterprise related to animals.*
 - a. Animal hospital or veterinarian clinic—including outdoor kennel or boarding.
- (9) *Miscellaneous semi-public facilities and utilities.*
 - a. Telecommunications antenna.
 - b. Telecommunications tower.
- (e) *M1 special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
 - (1) *Sales and rental of goods, merchandise and equipment.*
 - a. Any retail establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
 - (2) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*
 - a. Any service establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (f) *M1 accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.

(Ord. No. 08-2019, § I, 6-3-2019; Ord. No. 05-2021, § I, 5-3-2021)

Sec. 201-27. M2 heavy industry.

- (a) *M2 purpose.* The M-2 heavy industry district provides a location for industrial operations and processes conducted both indoors and outdoors, and which due to their intensity of use and potential off-site impacts, should be located on or have ready access to a major thoroughfare or state highway.
- (b) *M2 lot development standards.*

Lot dimensions	
Minimum lot area	1 acre
Minimum lot width	100'
Minimum lot frontage	None
Minimum setbacks	
<i>Principal building</i>	
Front (from right-of-way)	50'

Side	20' 50' if abutting residential district
Rear	15' 50' if abutting a residential district
<i>Accessory building</i>	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 25'
Rear	5' unless abutting a residential district, then 25'
Maximum height	
Principal	See the appropriate comprehensive plan character area narrative; otherwise if not stated in the comprehensive plan 65', with minimum 1 st floor height of 28', 40' if abutting residential, with minimum 1 st floor height of 28'
Accessory	No higher than the principal building
Impervious surface coverage	70%

(c) *M2 supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *M2 permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.

- (1) *Sales and rental of goods, merchandise and equipment.*
 - a. Farm and heavy equipment, mobile home, recreational vehicles and equipment—including sales and service.
- (2) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*
 - a. Bus station or terminal—private.
 - b. Machine or welding shop.
 - c. Professional and business office.
- (3) *Manufacturing, wholesale, and warehousing.*
 - a. Building material or other outdoor storage yard—excluding junk yard.
 - b. Business that services industries.
 - c. Cold storage plant.
 - d. Manufacturing, artisanal.
 - e. Manufacturing, heavy.
 - f. Manufacturing, light.
 - g. Truck terminal.

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- h. Warehouse.
 - i. Similar industry that meets district standards.
- (4) *Motor vehicle related sales and service.*
- a. Motor vehicle repair and maintenance—including paint and body work.
 - b. Motor vehicle repair and maintenance—not including substantial body work.
- (5) *Storage and parking.*
- a. Landscaping service.
 - b. Mini-warehouse—no flammable or hazardous materials.
 - c. Parking of fleet vehicles or storage of equipment outside enclosed structures accessory to the permitted use on site.
- (6) *Agriculture, silviculture, mining, quarrying operations.*
- a. Yard trimming composting.
- (e) *M2 special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
- (1) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*
- a. Any service establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (f) *M2 accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.