

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Wednesday, April 1, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning

Walter Bell, Chair
David Grayson, Vice Chair
Tom Doherty
Antonio Henson
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. 2026-114: Approval of the previous meeting minutes**

Attachments:

1. Planning & Zoning Meeting Minutes 03.04.2026

C. Ongoing Business**D. New Business****1. 2026-115: RZ2026-001 6011 Western Hills Drive**

Request to rezone the property located at 6011 Western Hills Drive from OI (Office-Institutional) to C1 (Neighborhood Business).

Attachments:

1. Staff Report
2. Rezoning Application_Redacted
3. Proposed Floor Plan
4. Impact Analysis
5. Historical Code Enforcement Violations

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, March 4, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning

Walter Bell, Chair

David Grayson, Vice Chair

Tom Doherty

Antonio Henson

Marlene Janos

A. Call to Order

Attendee Name	Title	Status	Arrived
Walter Bell	Chair	Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Present	
David Grayson	Vice Chair	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 March 4, 2026, regular meeting minutes.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: David Grayson, Vice Chair

SECONDER: Marlene Janos, Board member

AYES: Bell, Grayson, Janos, Doherty, Antonio Hensen

C. Public Comment

Public Comment #1: Barbara Morgan (307 Academy Street) expressed her support for Resolution 2025-007.

Public Comment #2: Jim Eyre (5920 Brundage Lane) provided feedback on TEXT2026-003, pertaining to:

- The revisions to the multi-family definition
- Multi-tenant and multi-building definition
- HX and the residential over retail changes
- Outdoor storage should require a SUP
- Reconsidering the M1 and M2 first-floor ceiling height allowance

D. Ongoing Business

1. 2026-82: RZ2025-007: 290 and 300 Academy Street

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

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 a minimum of 3,356 square feet and include a garage. A private 16-foot-wide alley is proposed to provide access to all 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 will first be reviewed by the Architectural Review Board, second by the Planning and Zoning Board, and finally by the Mayor and Council.

The applicant has requested four conditions if the rezoning is approved. Those conditions are attached to this analysis.

Applicant/Representative Presentation:

The applicant spoke about the request and provided a brief overview of the project.

Planning and Zoning Board Decision for PRD Rezoning:

After discussion, the Planning and Zoning Board recommended approval with the following conditions. This item will be brought back forth at the March 16, 2026, Policy Work Session.

1. The PRD zoning designation shall be restricted to a single-family development of up to 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 consideration through a public hearing, contingent upon the approval of the historic demolition of the existing dwelling at 300 Academy Street.
4. The Gwinnett County Fire Marshal or other reviewing agencies may require modifications to accommodate oversized vehicles such as fire and garbage trucks. Minor adjustments to the site concept plan are allowed with review and approval by the Community Development Director in response to Gwinnett County comments.
5. All utilities shall be buried.
6. All common areas, including stormwater systems, shall be maintained by the HOA.
7. The stormwater management plan, including the detention facility, is subject to approval by the City Engineer.
8. The final landscape plan is subject to approval by the Community Development & 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.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: David Grayson, Vice Chair

SECONDER: Marlene Janos, Board member

AYES: Bell, Grayson, Janos, Doherty, Antonio Hensen

E. New Business

1. 2026-83: Text2026-003: UDO Amendments

Planning staff presented the findings of the recommended text amendments:

The purpose of the proposed amendments is to respond to the recent approval of the Comprehensive Plan Amendments. Staff updated board members regarding the new special use permit requirement for multi-family developments in the CX or BH zoning districts. Whether a project is a standalone multi-family development or part of a mixed-use development, the code now requires a S.U.P. in the CX and BH zoning districts.

Planning and Zoning Board Decision for TEXT2026-003:

After discussion, the Planning and Zoning Board recommended approval, with an amendment to the HX zoning district to allow mixed-use to remain permitted as a right of use.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: David Grayson, Vice Chair

SECONDER: Tom Doherty, Board member

AYES: Bell, Grayson, Janos, Doherty, Antonio Hensen

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

Vice Chair David Grayson made a motion to adjourn the meeting at 7:35 pm, seconded by Chair Walter Bell. The vote was unanimous, 5-0



REZONING

Case Number	RZ2026-001
Petitioner	JSL Properties Management, LLC
Property Location	6011 Western Hills Drive
Current Zoning	OI (Office-Institutional)
Proposed Zoning	C1 (Neighborhood Business)
Proposed Use(s)	Retail Sales (less than 5,000 square-feet)
Character Area	Character Area 11: South Norcross Neighborhoods
Site Acreage	0.86 Acres
District	6
Land Lots	223 and 224
Parcel #	6223 053
Taxes Paid	Yes
Historic District	N/A

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

Based on the analysis of this case, Staff recommends **APPROVAL** of rezoning to C1 (Neighborhood Business), subject to the following:

1. All permitted as of right uses allowed in the C1, Neighborhood Business, zoning district allowed;
2. 50-foot buffer and building setback adjacent to residentially zoned property;
3. Applicant to provide a five (5') foot landscape strip along the front property line for review and approval by the Community Development Department;
4. No outdoor storage, including ice machines, allowed;
5. A ground sign shall be installed conforming to the Unified Development Ordinance;
6. Dumpsters or trash bins shall not be visible from the right-of-way;
7. The building shall be brought up to commercial building code(s) before the issuance of a Certificate of Occupancy;
8. Carts, if applicable, shall not be visible from the right-of-way;
9. Deliveries shall not impede traffic;
10. Hours of operation are limited to 7:00 am to 9:00 pm, Monday through Sunday;
11. Window signage, if applicable, shall meet the requirements of the Unified Development Ordinance;
12. Per the City Engineer, the existing ditch is to be cleaned up by the property owner; and
13. All conditions of zoning shall be met prior to the issuance of a Certificate of Occupancy.

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 be consistent with the use and development of adjacent and nearby properties. The retail sales proposal would offer a transition between the more intense C2, General Business zoning the south and less intense OI, Office-Institutional, zoning to the north.

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 properties. To the north and west are existing multi-tenant office buildings, and to the south there is an existing hotel. To the west sits a R-60, single-family, subdivision. To help protect the existing R-60 subdivision, staff is recommending a 50-foot buffer and building setback adjacent to the eastern property line.

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 OI, Office-Institutional, which does support professional services not primarily related to the sale of goods or merchandise.

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 adverse impact in the form of traffic as a retail use may generate more trips per day than an office use. The site as presented is fully developed.

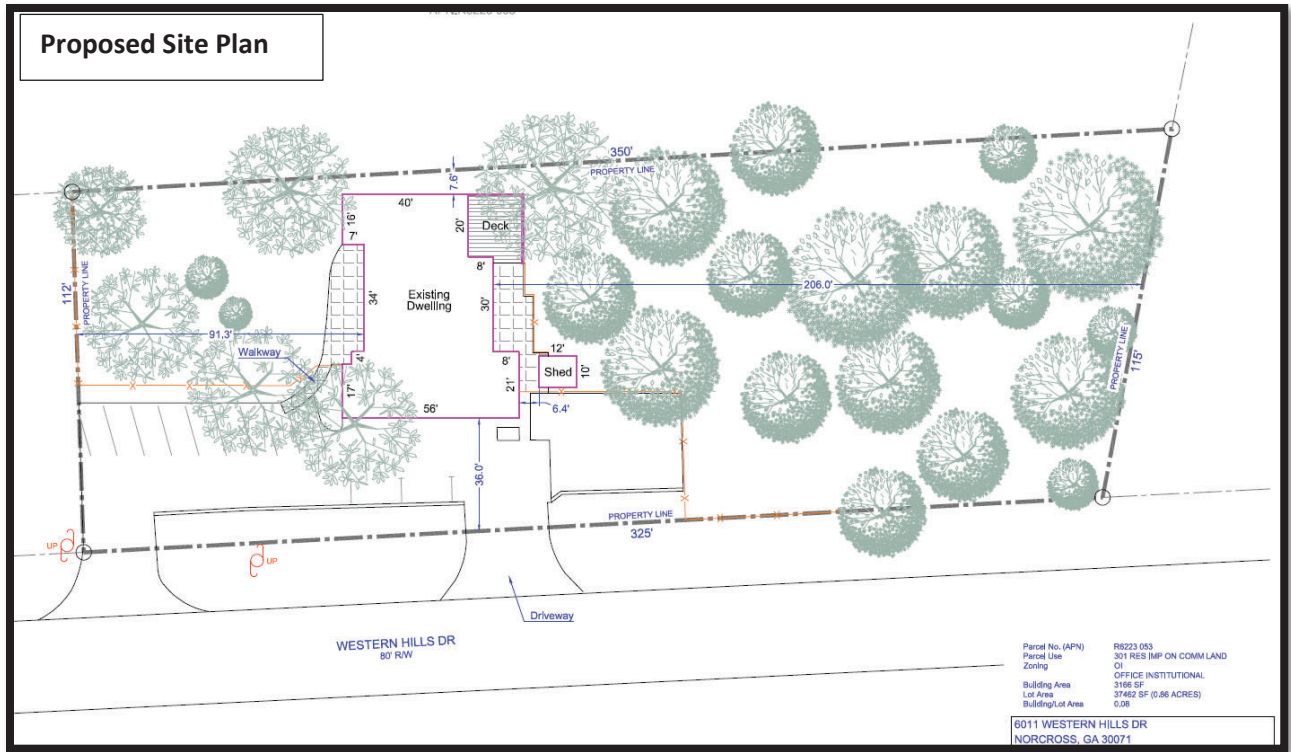
5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

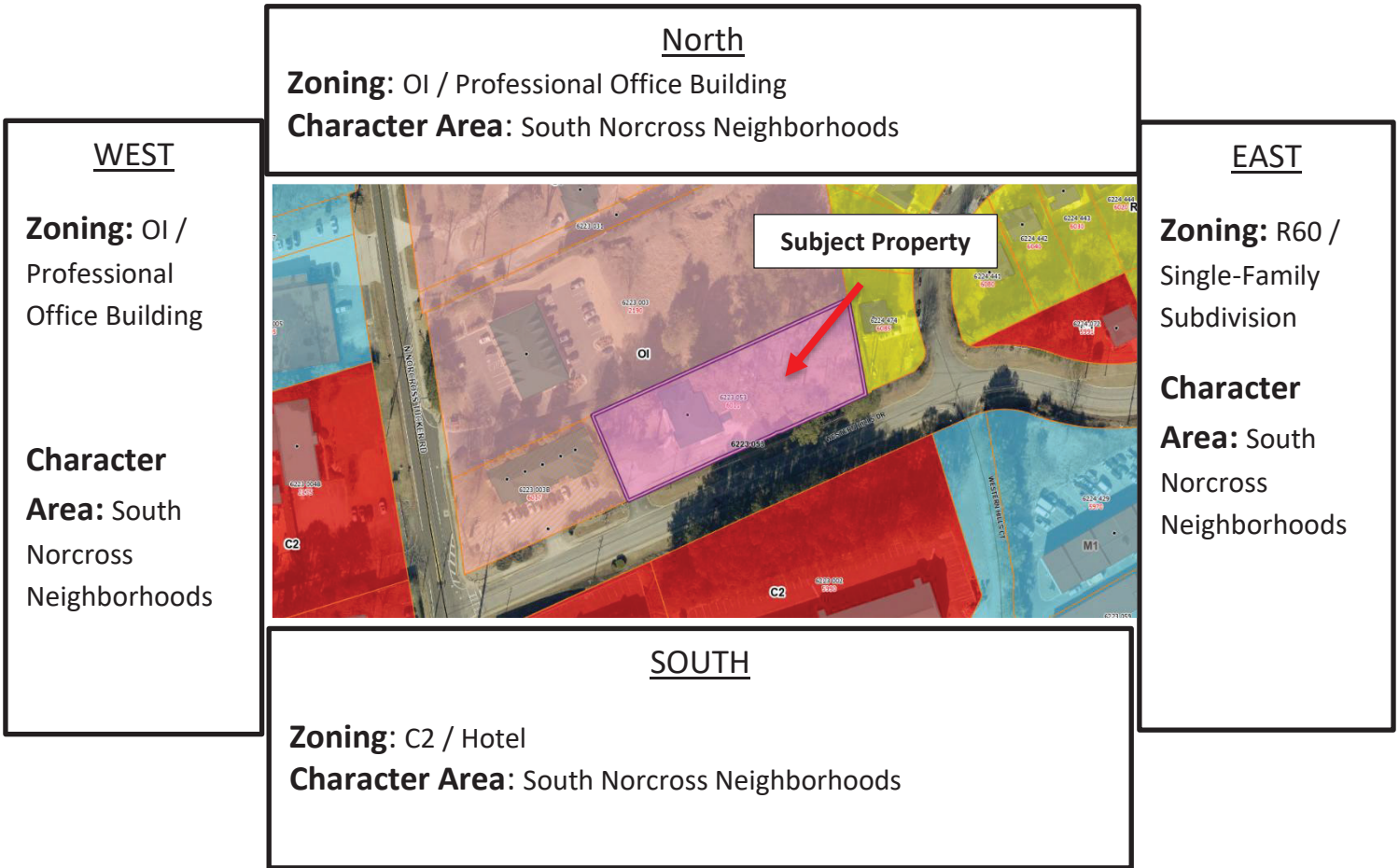
The proposal is in conformity with the policy and intent of the Comprehensive Plan. The subject parcel is located in in the South Norcross Neighborhoods Character Area. The South Norcross Neighborhoods Character Area supports neighborhood level commercial, studio or offices less than 5,000 square feet. Uses within Neighborhood level commercial, studio, or office are intended to be local serving.

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
P&Z	Hearing	4/1/2026	6:30 PM	Conference Room 2 nd Floor
MCC Policy	Meeting	4/20/2026	6:30 PM	Conference Room 2 nd Floor
MCC Regular	Hearing	5/4/2026	6:30 PM	Council Chambers 1 st Floor







Current zoning district for the property

The OI office-institutional district established to provide a location for offices, institutions and limited related service activities in buildings of high character in attractive surroundings.

Requested zoning district for the property

The C1 neighborhood business district is established to provide a location for convenience goods and services for people in nearby residential neighborhoods. Retail sales less than 5,000 square feet is a permitted as of right use in C1.

Summary of the applicant's proposal

The applicant is requesting to rezoned to the C1 (Neighborhood Business) on a 0.86-acre lot to allow for retail sales. The approximately 3,166 square-foot building will be used as a retail space for the sale of produce and household items. The proposed floor plan is attached to this analysis.

Non-residential criteria

Proposed number of buildings: One existing 3,166 square foot building

Impervious surface shown: Maximum impervious allowed is 80 percent

Existing Parking: 16 provided; 8 required (1 per 400 square feet of gross floor area)

Department Comments

Code Enforcement: There are no pending violations for the property as of 3/19/2026. The last five years of violations are attached to this analysis.

City Arborist:

1. Tree and Landscape requirements that need to apply:
 - a. Two large Pines need to be removed:
 - i. Dead Pine on far-right side across creek
 - ii. Beetle infested Pine outside fence on front left side (to include stump grinding)
 - b. Zoning Buffer Landscape Plantings:
 - i. Residential property at 6085 Hickory Springs Drive has direct line of sight to this property. This does not need a full buffer planting but needs to have approximately 8 to 10 evergreen trees planted along the fence line. Minimum tree size to be 8' tall at installation. These trees shall be maintained by the owner or future owners. This note should be included in all records.
 - c. Landscape Strip:
 - i. The area between the street / curb and lower parking lot needs to be planted to screen full lower parking lot. This needs to be evergreen shrubs as referenced in UDO (parking lot landscaping).

City Engineer: The ditch on the property needs to be cleaned up by the property owner. Staff will clean the headwall and put in place riprap.

Economic Development: No comments.

Norcross Power: No comments.



REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name: SSL properties management LLC
 Owner's Address: 6011 western hill Dr.
 City: NORCROSS State: GA Zip Code: 30071
 Phone: [REDACTED] Cell Phone: [REDACTED] Email: [REDACTED]

APPLICANT'S CONTACT INFORMATION

Applicant's Name: Lizeth Garcia Ordóñez
 Applicant's Address: [REDACTED]
 Suite: _____ City: [REDACTED] State: GA Zip Code: [REDACTED]
 Phone: _____ Cell Phone: [REDACTED] Email: [REDACTED]

PROPERTY LOCATION

Tax Parcel Number(s): 6823 053 Size in acres: 0.86 acres
 Address(es): 6011 western hills drive
 Number of existing structures: 1 Number of parking spaces: 11

PROPOSED USE

Current Zoning: OI Requested Zoning: C1
 Date of Pre-Application Mtg: 1-6-2026
 Is the request in conformity with the Current Land Use Plan? Yes No
 Comp Plan Designation: S. Norcross 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 N/A

Impact Analysis Statement

The applicant, **JSL PROPERTIES MANAGEMENT LLC**, is requesting a rezoning of the subject property to allow the operation of a **grocery store** within an existing commercial space.

The proposed use is a neighborhood-scale grocery store intended to serve the surrounding community by offering essential food and household items. The business will operate during normal retail hours.

The proposed use is expected to generate **minimal traffic**, primarily from local customers, and will not negatively impact surrounding streets or intersections.

Existing parking facilities are adequate and compliant with City of Norcross requirements. No additional parking or exterior improvements are required.

All public utilities, including water, sewer, electricity, and waste services, are currently available and sufficient to support the proposed use. No expansion of public services will be necessary.

The proposed use is considered a **low-impact commercial activity** and will not create adverse effects related to noise, safety, or neighborhood character.

The requested reasoning is compatible with surrounding commercial uses and will contribute positively to the local economy by providing convenient access to essential goods.

The proposed rezoning will not adversely affect adjacent properties, traffic conditions, public services, or the general welfare of the community.

Submitted by:

JSL PROPERTIES MANAGEMENT LLC

Authorized Representative:

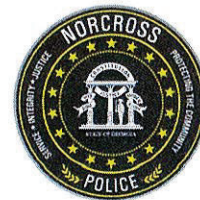
LIZETH GARCIA 

Title: OWNER

Date: 01/09/2026



Case Activity Report
CED2021-01624
property maintenance
6011 Western Hills Dr, Norcross, GA
30071, USA



Case Opened: 07-01-2021

Case Details

Type	PROPERTY MAINTENANCE	SubType	GRASS/WEEDS/SHRUB
Relative Location		Status	COMPLIANCE/CE
Parcel ID	6223 053	Officer	Keith Dampier #109
Zoning	C1-NBHD Business		
Alt Adress			

Photographs



Violations

26-58 (b): Clean - Maintain Property/Grass-Vegetation

Compliance Status: COMPLIANCE

Compliance Date: Jul 06, 2021

Property Contains one or more of the following excessive growth of noxious grass, weeds greater than eight (8) inches and/or vegetation

Notes

while on patrol I observed tall weeds and grass with over grown shrubs at 6011 Western Hills Dr. in the city Of Norcross. I documented the violation in photograph. I attached a green door hanger warning to the front door after no one answered.

Resolution:

yard work had been done this case is closed.

Chronology

Type	Completed	Created	Officer
WARNING NOTICE	07-25-2021	07-01-2021	Keith Dampier #109
I attached a green door hanger warning with the violation marked to the front door after no one answered the door.			
INITIAL INSPECTION	06-25-2021	07-01-2021	Keith Dampier #109
while on patrol I observed tall grass, weeds and shrubs at 6011 Western Hills Dr. in the city of Norcross. I documented the violations in 9 photographs. see attached, I attached a green warning door hanger to the front door. The grass and weeds were tall there shrubs and vines need to be cut and maintained.			
PHOTO DOCUMENTATION	06-25-2021	07-01-2021	Keith Dampier #109
9 violation photographs			
REINSPECTION	07-06-2021	07-06-2021	Keith Dampier #109
Checking the location today yard work had been done. This case is closed.			

Memos

People

OWNER	BOND ALPHA WALLACE	9042280009
WRITEMRBOND@YAHOO.COM	6011 WESTERN HILLS DR, NORCROSS, GA 30071-3483	



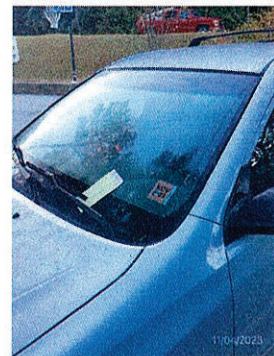
Case Activity Report
CED2023-02353
 handicap parking ticket
 6011 Western Hills Dr, Norcross, GA
 30071, USA
 Case Opened: 11-06-2023



Case Details

Type	COMM PARKING	SubType	PROHIBITED
Relative Location	6011 Western Hills Dr. Parking lot	Status	CITATION ISSUED
Parcel ID	6223 053	Officer	Keith Dampier #109
Zoning	C1-NBHD Business		
Alt Address			

Photographs



Violations

40-6-226: Offenses and Penalties
 Compliance Status: SEE CASE NOTES
 Compliance Date: Nov 06, 2023

(a) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for persons with disabilities unless there is displayed on the driver's side of the dashboard or hung from the rearview mirror of the parked vehicle a valid unexpired parking permit for persons with disabilities or unless there is attached to the vehicle a specially designated license plate for disabled veterans or other disabled persons authorized under Code Section 40-2-74 or 40-2-74.1 and unless such person is the person to whom such permit or license plate was issued; the person to whom such permit or license plate was issued is a passenger in the vehicle; or such vehicle is being used for the transportation of disabled passengers on behalf of the institution to which such permit was issued.

(a.1) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for persons with disabilities which is designated "For Persons With Disabled Ambulatory Assistive Devices Only" unless:

(1) There is displayed on the driver's side of the dashboard or hung from the rearview mirror of the parked vehicle a valid unexpired parking permit for persons with disabilities or unless there is attached to the vehicle a specially designated license plate for disabled veterans or other disabled persons authorized under Code Section 40-2-74 or 40-2-74.1; and

(2) A person with disabilities who is using a wheelchair, crutches, walker, or other ambulatory assistive device is the driver of or a passenger in such vehicle.

(b)(1) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for persons with disabilities except for the purpose of allowing a disabled person to enter or get out of such vehicle while in such parking place. However, nothing in this paragraph shall prevent an ambulance or emergency vehicle from stopping in a parking place for persons with disabilities.

(2) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for the nonambulatory as provided by a business pursuant to the provisions of Code Section 40-6-225 except for the purpose of allowing a nonambulatory permanently disabled person to enter or get out of such vehicle while in such parking place. However, nothing in this paragraph shall prevent an ambulance or emergency vehicle from stopping in a parking place for the nonambulatory.

(3) It shall be unlawful for any person to stop, stand, or park any vehicle in any area directly connecting with a parking place for persons with disabilities which area is clearly designed and designated for access to such parking place for persons with disabilities.

(c) It shall be unlawful for any person to obtain by fraud or counterfeit a parking permit for persons with disabilities.

(c.1) It shall be unlawful for any person to knowingly and willfully make a false or misleading statement in an application for a parking permit for persons with disabilities or in the affidavit of a practitioner of the healing arts stating that an applicant is a disabled person.

(d) It shall be unlawful for any person or institution, other than the one to whom a parking permit for persons with disabilities or specially designated license plate for the disabled person is issued, to make use of a parking permit for persons with disabilities or specially designated license plate for a disabled person unless the person to whom such permit or license plate was issued is a passenger in such vehicle. It shall be unlawful for any person to use a parking permit for persons with disabilities for any institutional vehicle other than the vehicle for which the permit has been issued. It shall be unlawful for any person to use a parking permit for persons with disabilities issued to an institution for any purpose other than to transport disabled persons.

(e) No person shall park a vehicle so as to block any entrance or exit ramp used by persons with disabilities on public or private property.

(f)(1) Any person violating subsection (c) or (c.1) of this Code section shall be guilty of a misdemeanor.

(2) Any person violating subsection (a), (a.1), (b), (d), or (e) of this Code section shall be subject to a fine of not less than \$100.00 and not more than \$500.00.

(g) In addition to the penalties provided for in subsection (f) of this Code section, any vehicle which is illegally parked in a parking place for persons with disabilities which is marked by a sign bearing the words "Tow-Away Zone" as described in paragraph (3) of Code Section 40-6-221 on public or private property may be towed away or caused to be towed away by a proper law enforcement agency or the official security agency of said property at the expense of the owner of the vehicle or, if the vehicle is leased or rented, at the expense of the person responsible for payment on the lease or rental agreement.

(h) A property owner who is required to provide parking places for persons with disabilities shall designate each such place with a sign meeting the applicable requirements specified therefor by paragraph (3) of Code Section 40-6-221 and upon failure so to designate each such parking place for persons with disabilities shall be subject to a fine of \$150.00 for each place which is not so designated; provided, however, that the fine will be waived if the required designation is made within 14 days from the date of citation. If that property owner fails or refuses to designate properly the parking places for persons with disabilities within such 14 days, the property owner shall, on the fifteenth day after receiving the citation, be subject to the \$150.00 fine for each place and an additional \$5.00 fine for each place for each day that the owner fails to comply with provisions of this subsection until the places are properly designated. All fines assessed under this subsection shall be paid into the treasury of the city or county issuing the citation against the owner.

Notes

Citation issued for parking in a handicap space.

Resolution:

Chronology

Type	Completed	Created	Officer
CITATION ISSUED	11-06-2023	11-06-2023	Keith Dampier #109
I issued a citation and attached it to the windshield of a 2007 Toyota Corolla, Ga. tag SBY0663, register to a Mr. Bond. The citation was for the vehicle improperly parked in a handicap parking space. The parking ticket number is 0016603. While on site I spoke with Mr. Bond and we discussed the violation and remedies. The date of the incident was November 4, 2023, at 830 am.			
PHOTO DOCUMENTATION	11-06-2023	11-06-2023	Keith Dampier #109
See the photographs attached			

Memos

People

OWNER	BOND ALPHA WALLACE	9042280009
WRITEMRBOND@YAHOO.COM	6011 WESTERN HILLS DR, NORCROSS, GA 30071-3483	



Case Activity Report
CED2025-01789
 Property Maintenance (Grass/Weeds)
 6011 Western Hills Dr, Norcross, GA
 30071, USA



Case Opened: 06-24-2025

Case Details

Type	PROPERTY MAINTENANCE	SubType	GRASS/WEEDS/SHRUB
Relative Location	Parcel	Status	COMPLIANCE/CE
Parcel ID	6223 053	Officer	Gabriela Sanchez #427
Zoning	C1-NBHD Business		
Alt Adress			

Photographs



Violations

26-58 (b): Clean - Maintain Property/Grass-Vegetation
Compliance Status: COMPLIANCE
Compliance Date: Jul 28, 2025

Property Contains one or more of the following excessive growth of noxious grass, weeds greater than eight (8) inches and/or vegetation

Notes

(7/28/2025 06:20 PM gabriela.sanchez@norcrosspd.com)

Resolution:

Chronology

Type	Completed	Created	Officer
WARNING NOTICE	06-24-2025	06-24-2025	Gabriela Sanchez #427

On Tuesday, 6/24/2025, while on active patrol, I observed some tall grass/weeds that could have been taken care over the weekend at 6011 Western Hills Dr.

A warning notice was written out and placed on the front door of the home, due to no one answering the door.

See photos attached to the report.

REINSPECTION	07-28-2025	06-24-2025	Gabriela Sanchez #427
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This case is closed, compliance was met at appropriate timing.

Memos

People

OWNER

BOND ALPHA
WALLACE

9042280009

WRITEMRBOND@YAHOO.COM

6011 WESTERN HILLS DR, NORCROSS, GA
30071-3483



Case Activity Report
CED2025-01883
 BL Renewal - Western Hills Acupuncture
 6011 Western Hills Dr, Norcross, GA
 30071, USA



Case Opened: 06-30-2025

Case Details

Type	LICENSE	SubType	BUSINESS LICENSE EXPIRED/RENEWAL
Relative Location	Parcel	Status	CLOSED - SEE NOTES
Parcel ID	6223 053	Officer	Gabriela Sanchez #427
Zoning	C1-NBHD Business		
Alt Adress			

Photographs
Violations

4-91: Expiration, renewal.
 Compliance Status: SEE CASE NOTES
 Compliance Date: Jun 30, 2025

(a)All licenses granted under this division shall expire on December 31 of each year. Licensees who desire to renew their license shall file application with the requisite business tax and fees heretofore provided in this Code with the General Government Administration Department on the form provided for renewal of the license by December 31 for the ensuing year. Applications for renewal must be filed on or before December 31 of each year, otherwise no renewal license shall be granted and an application for renewal shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of licenses as if no previous license had been held.

(b)No license shall be renewed where the licensee commits any act in violation of federal, state or local laws or ordinances, or does anything else that would disqualify the licensee on an original license application; nor shall any license be renewed where a licensee cannot qualify and meet all requirements as provided in an original application.

(c)No license shall be renewed where any license fees have not been paid.

Notes

Resolution:

Chronology

Type	Completed	Created	Officer
COMPLAINT RECEIVED	06-30-2025	06-30-2025	Gabriela Sanchez #427
On 6/25/2025, a list of business licenses that have not renewed came out by Mrs. Jessica Stephens.			
NOTE	06-30-2025	06-30-2025	Gabriela Sanchez #427

At this time, this building is currently vacant.

BL: 08840 can be terminated.

BL: 09548 can be terminated.

Nothing further.

Memos

People

OWNER

BOND ALPHA
WALLACE

9042280009

WRITEMRBOND@YAHOO.COM

6011 WESTERN HILLS DR, NORCROSS, GA
30071-3483



Case Activity Report
CED2025-02590
 Property Maintenance (Grass/Weeds)
 6011 Western Hills Dr, Norcross, GA
 30071, USA



Case Opened: 08-21-2025

Case Details

Type	PROPERTY MAINTENANCE	SubType	GRASS/WEEDS/SHRUB
Relative Location	Parcel	Status	COMPLIANCE/CE
Parcel ID	6223 053	Officer	Gabriela Sanchez #427
Zoning	C1-NBHD Business		
Alt Adress			

Photographs



Violations

26-58 (b): Clean - Maintain Property/Grass-Vegetation
Compliance Status: COMPLIANCE
Compliance Date: Aug 25, 2025

Property Contains one or more of the following excessive growth of noxious grass, weeds greater than eight (8) inches and/or vegetation

Notes

(8/25/2025 04:37 PM gabriela.sanchez@norcrosspd.com)

Resolution:

Chronology

Type	Completed	Created	Officer
INITIAL INSPECTION	08-21-2025	08-21-2025	Gabriela Sanchez #427

On 8/21/2025, while on active patrol, I observed overgrown grass/weeds on the property of 6011 Western Hills Drive. The premise appears to be vacant, I did observe a For Rent sign.

I will be calling the number on the sign.
 See photos attached.

VERBAL WARNING	08-21-2025	08-21-2025	Gabriela Sanchez #427
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On 8/21/2025 I made contact with Lizette (404-437-2780), she advised it was suppose to be on the schedule but would get with her people to get it checked out. She did advise she would get it done as soon as possible.

REINSPECTION	08-25-2025	08-21-2025	Gabriela Sanchez #427
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On 8/25/2025, I conducted a re-inspection of the property.

The overgrown grass/weeds have been mowed, compliance met.

Memos

People

OWNER

BOND ALPHA
WALLACE

9042280009

WRITEMRBOND@YAHOO.COM

6011 WESTERN HILLS DR, NORCROSS, GA
30071-3483



Case Activity Report
CED2025-03760
 No Business License
 6011 Western Hills Dr, Norcross, GA
 30071, USA

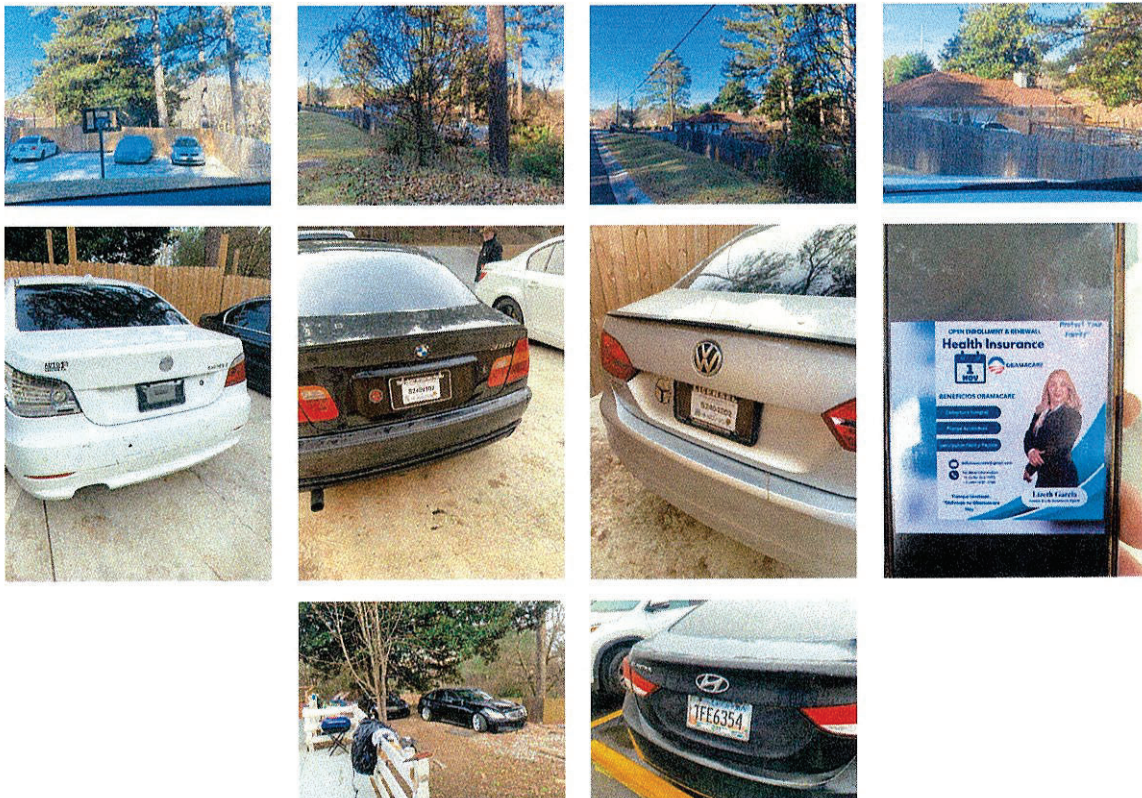


Case Opened: 12-17-2025

Case Details

Type	ZONING	SubType	
Relative Location	Parcel	Status	CLOSED - SEE NOTES
Parcel ID	6223 053	Officer	ronnie.shakir@norcrosspd.com
Zoning	C1-NBHD Business		
Alt Adress			

Photographs



**Violations
 Chronology**

Type	Completed	Created	Officer
BUILDING OFFICIAL	12-17-2025	12-17-2025	Gabriela Sanchez #427

