

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Tuesday, April 21, 2026

6:00 PM

2nd Floor Conference Room

Architectural Review Board

Jeff Hopper, Chair

Barbara Grayson, Vice Chair

Hugh Cooper

Naim Harrison

Bill McLees

A. Call to Order

B. Approval of Previous Meetings Minutes

Approval of Previous Meeting Minutes

[Architectural Review Board – Regular Meeting – March 17, 2026, 6:00 PM](#)

C. Unfinished Business

D. New Business

- 1. 2026-136: COA2026-003**
Construction of a New Single-Family Residence

Attachments:

1. Staff Report – COA2026-003
2. Redacted Application

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

Tuesday, March 17, 2026

6:00 PM

2nd Floor Conference Room

Architectural Review Board

Jeff Hopper, Chair

Hugh Cooper

Naim Harrison

Bill McLees

Barbara Grayson

A. Call to Order

The meeting was called to order by Chair Jeff Hopper at 6:02 pm.

Attendee Name	Title	Status	Arrived
Jeff Hopper	Chair	Present	
Barbara Grayson	Vice Chair	Present	
Naim Harrison	Board member	Present	
Bill McLees	Board member	Present	
Hugh Cooper	Board member	Present	

B. Approval of Previous Meetings Minutes

Approval of the March 17, 2026, meeting minutes of the Architectural Review Board.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Barbara Grayson, Vice Chair

SECONDER: Bill McLees, Board Member

AYES: Hopper, McLees, Grayson, Harrison, Cooper

1. Approval of the March 17, 2026, Regular Architectural Review Board Minutes

C. Unfinished Business – None

D. New Business

1. 2026-86: COA2026-001 - 305 Dogwood Walk Lan

Discussion by the ARB

The applicant discussed:

The applicant and representative spoke about the proposed addition, the need for additional living space, and the proposed architectural elements of the addition.

ARB Conditional Approval

Motion to approve COA2026-001, an addition to an existing single-family residence, with the following conditions:

Rear Elevation:

Provide at least two windows on the first floor.

Administrative Approvals:

Garage doors

Light fixtures

Paint color

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Jeff Hopper, Chair

SECONDER: Hugh Cooper, Board Member

AYES: Hopper, McLees, Grayson, Harrison, Cooper

2. 2026-87: COA2026-002 - 551 Sunset Drive**Discussion by the ARB:**

The applicant discussed:

Windows
Style: Modern Tudor
Floor plans
Window orientation
An optional three-car garage

ARB Conditional Approval

Motion to approve COA2026-002, the Construction of a New Single-Family Residence, with the following conditions:

Left Elevation:

Option to add a third garage as shown in the submitted rendering
Install a light fixture above or adjacent to the garage doors
Garage doors to be submitted for administrative approval
Light fixtures to be submitted for administrative approval

Right Elevation:

Add a circular window to the left of the existing left window on the first floor.

Rear Elevation:

Change the sliding door to a three-panel configuration
Option to relocate the fireplace to the corner of the outdoor porch

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Jeff Hopper, Chair
SECONDER: Barbara Grayson, Vice Chair
AYES: Hopper, McLees, Grayson, Harrison, Cooper

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

Jeff Hopper motioned to adjourn the meeting at 6:54 pm, seconded by Naim Harrison. The vote was unanimous, 5-0.



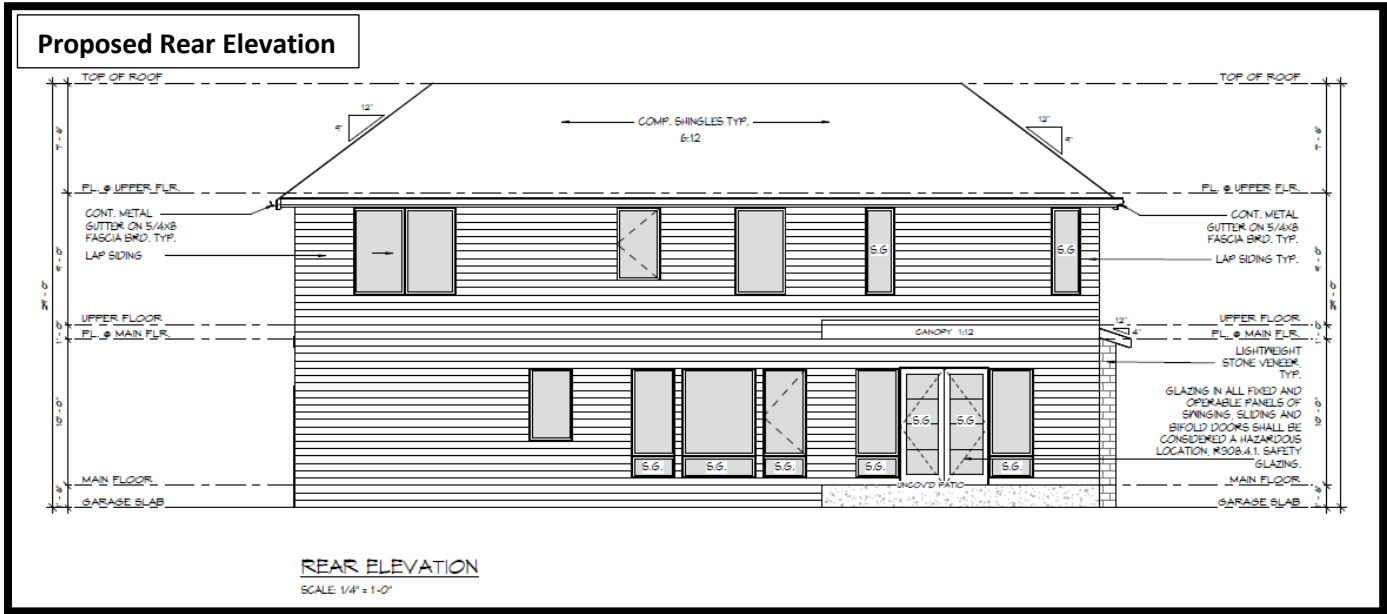
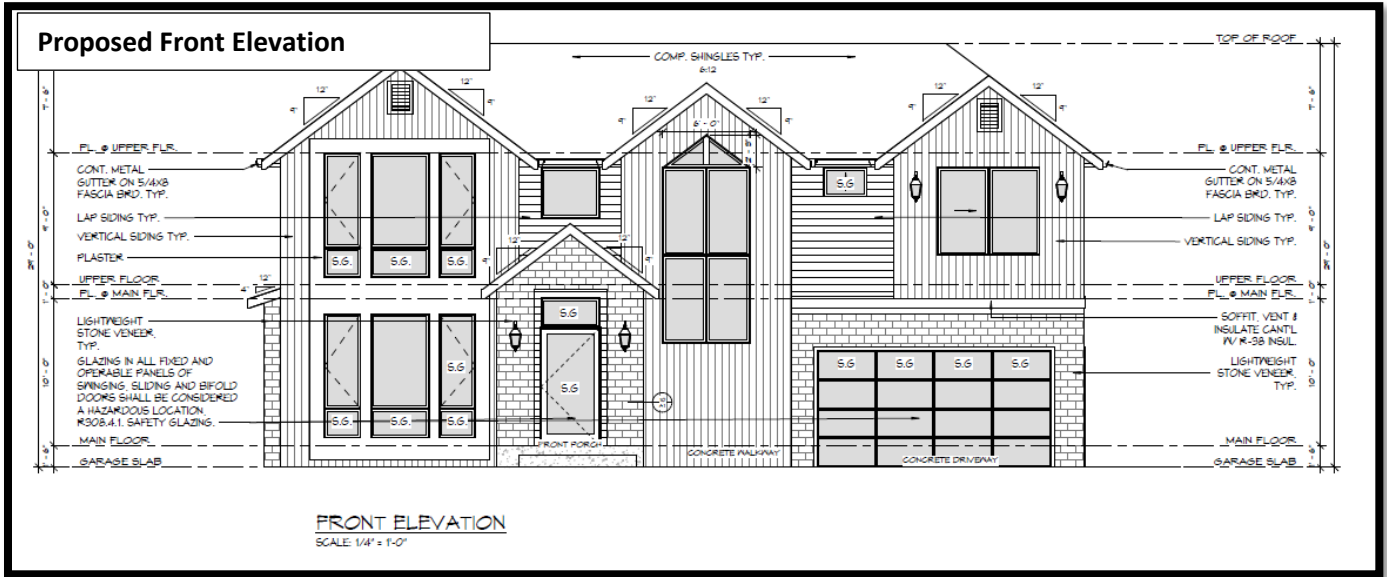
Certificate of Appropriateness

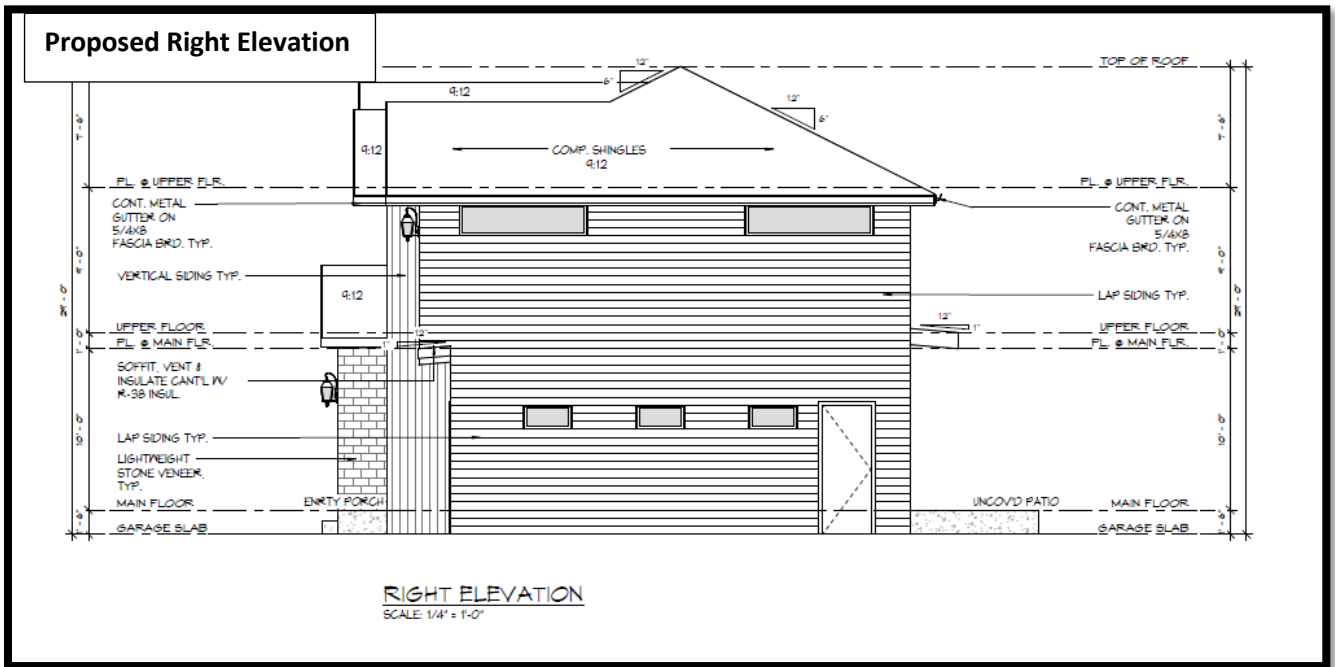
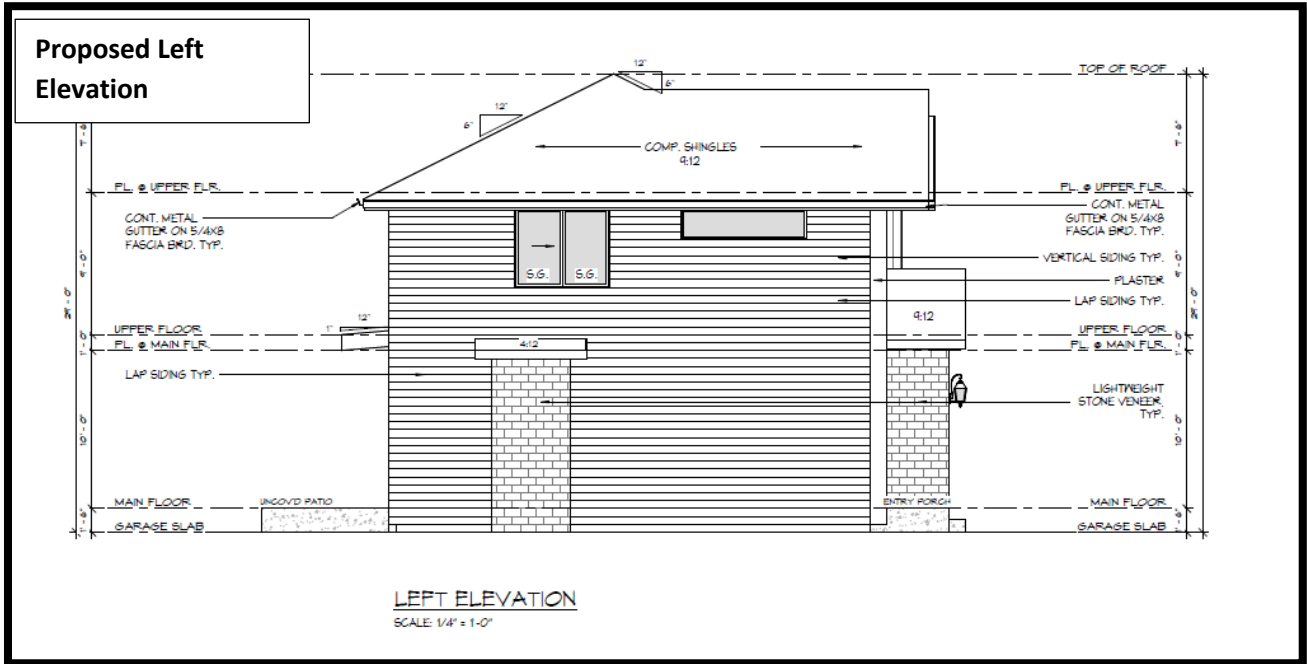
Case Number	COA2026-003
Hearing Date	April 21, 2026
Petitioner	Arthur Blumen
Property Location	5602 Hammond Drive
Current Zoning	R75 (Single-Family Residential)
Proposed Zoning	N/A
Proposal	Construction of a New Single-Family Residence
Character Area	Character Area 12: South Norcross Neighborhoods
Site Acreage	0.34 acres
District	6
Land Lot	214
Parcel #	6214 015
Taxes Paid	N/A
Historic District	N/A

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

Should the ARB decide to grant approval, Staff recommends the following conditions:

1. 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.
2. 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.
3. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.
4. An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.



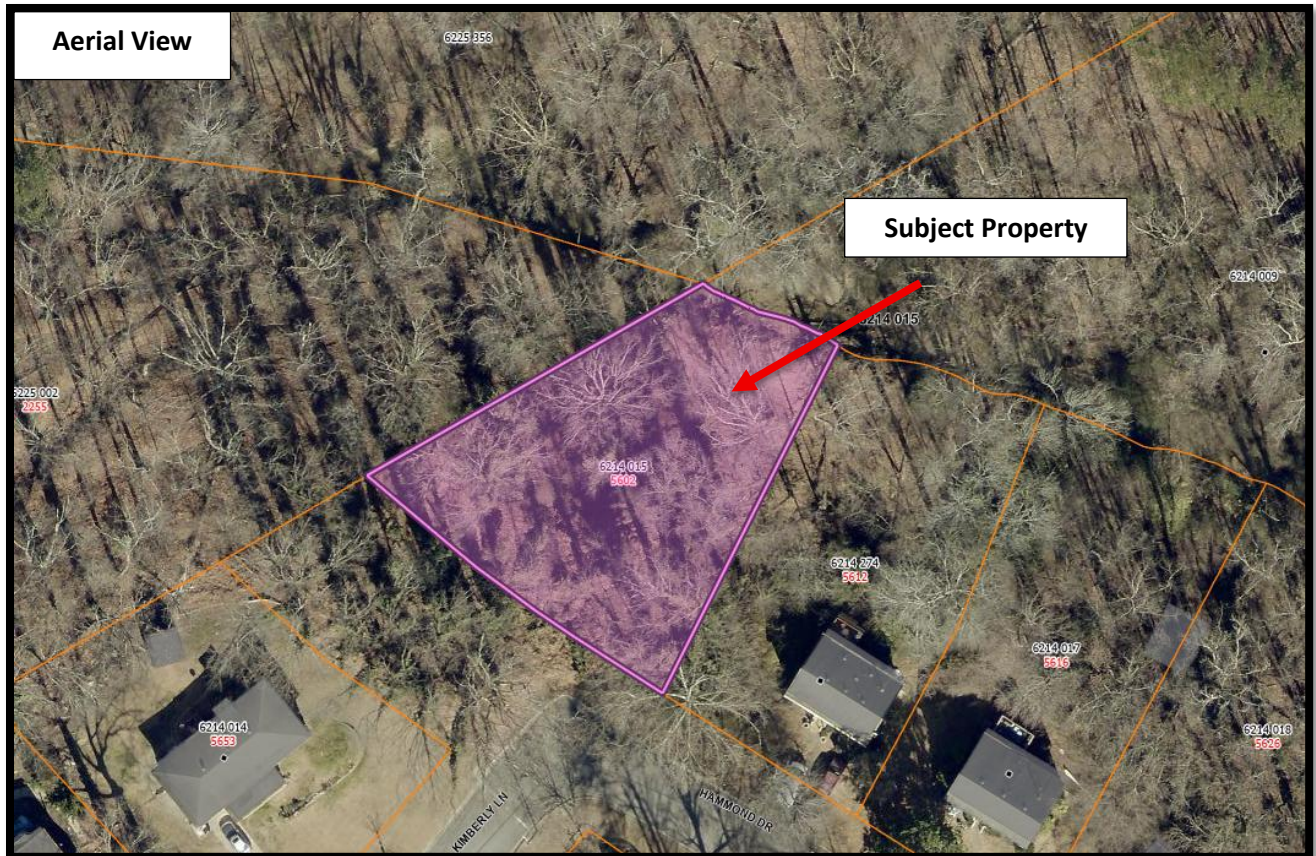






ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	(Sherwin-Williams): SW 7030 Anew Gray	Fiber cement vertical board-and-batten siding
Primary Façade:	(Sherwin-Williams): SW 7069 Iron Ore	Smooth fiber cement panel siding
Primary Façade: Third	(Sherwin-Williams): SW 7044 Amazing Gray	Painted brick masonry
Left Side:	SW 7030 Anew Gray	Fiber cement vertical board-and-batten siding
Left Side: Second	SW 7069 Iron Ore	Smooth fiber cement panel siding
Left Side: Third		
Left Side:		
Right Side:	SW 7030 Anew Gray	Fiber cement vertical board-and-batten siding
Right Side: Second	SW 7044 Amazing Gray	Smooth fiber cement panel siding
Right Side:		
Right Side:		
Rear: First	SW 7030 Anew Gray	Fiber cement board-and-batten
Rear: Second		
Rear: Third		
Rear: Basemnt		

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry	SW 7044 Amazing Gray	Brick (painted)
Garage Doors	SW 7512 Pavilion Beige (wood-stain equivalent tone)	
Trim	SW 7069 Iron Ore	Painted trim
Mortar	Natural gray mortar (no paint)	
Gutters	SW 7069 Iron Ore	Aluminum
Corner Board	SW 7069 Iron Ore	Fiber cement
Railings	SW 6258 Tricorn Black	Metal
Windows	Factory Black Finish	Vinyl
Window Sills		Masonry sill
Window Muntin/Mulli	Factory Black Finish	Composite
Columns		
Other Architectural Features	SW 7069 Iron Ore	Fascia, soffit, gable vents
Other Architectural	SW 7069 Iron Ore	



Summary of the applicant's proposal

The applicant seeks to construct a two-story single-family residence. The proposed architectural design is attached to this analysis.

Architectural and Site Design Standards

1.3.2

New residential buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion, and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.

3.4.1.2

New structures should have roof forms and orientation consistent with buildings within its area of influence.

3.4.3.1

Traditional residential styles of pitches roofs ranging from 6:12 to 10:12 are encouraged.

3.5.1.9

Approved building materials include brick, stone, wood, and wood shakes/shingles.

3.5.1.13

Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.

3.5.3.1

All residential construction shall include a combination of architectural treatments, such as brick or stone masonry, stucco, wood, or other durable materials. If masonry materials are used a minimum of (3) three facades must use the masonry material.

3.5.3.2

The reveal (exposed portion) of siding will be a minimum of four inches and shall not exceed six (6) inches.

3.6.1.8

Large expanses of fixed windows are not permitted unless it is deemed integral to the design of the residence by the ARB.

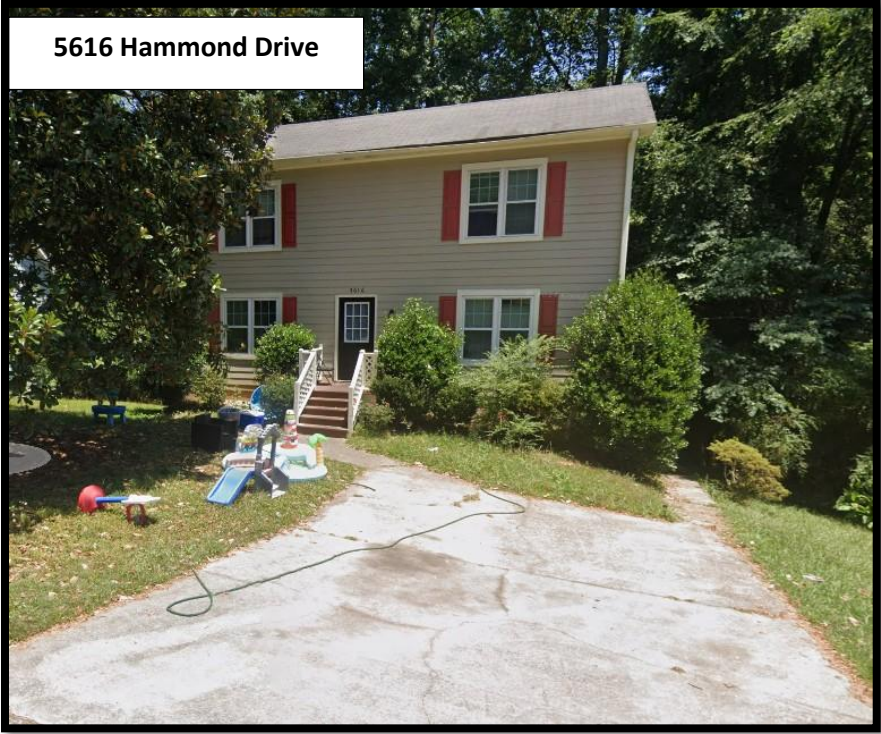
3.6.1.11

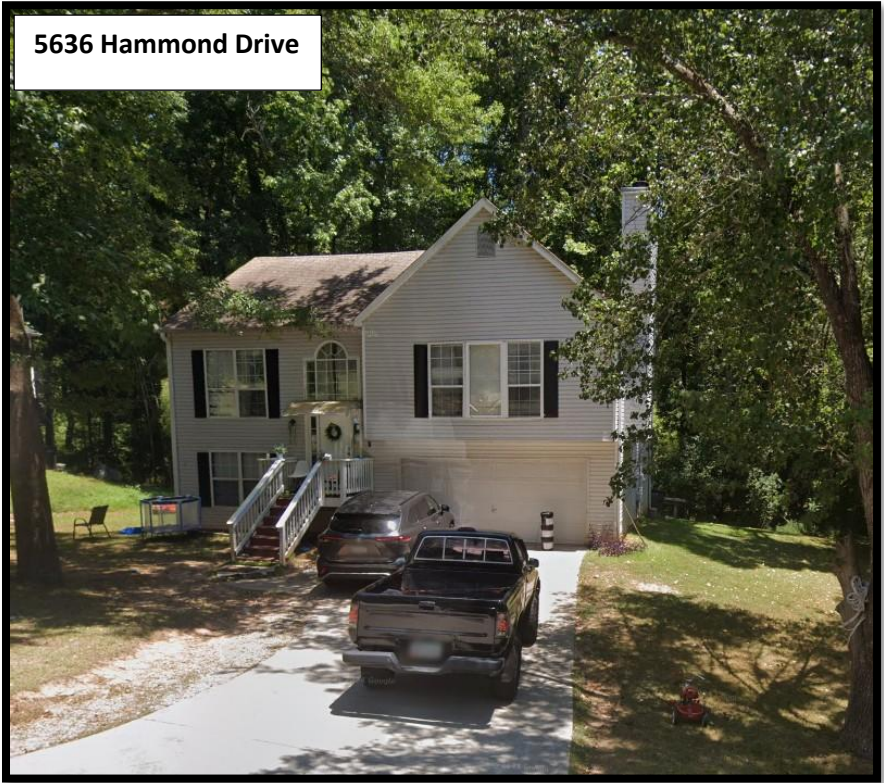
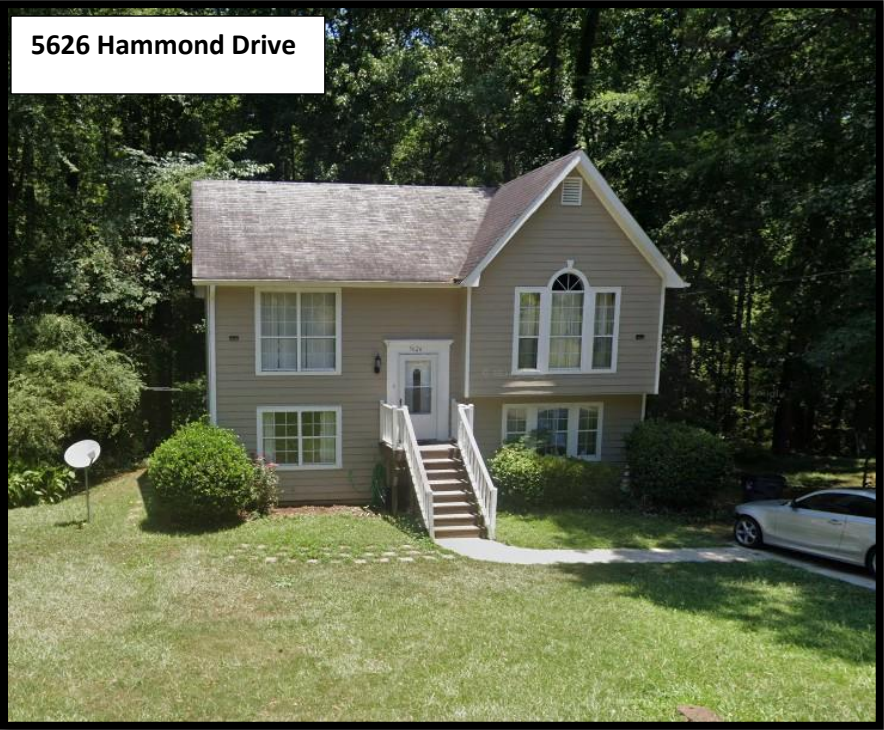
Door and window types must correspond with the architectural styles found within the district. Contemporary single pane glass doors, and half-paneled doors with lights are examples of appropriate styles.

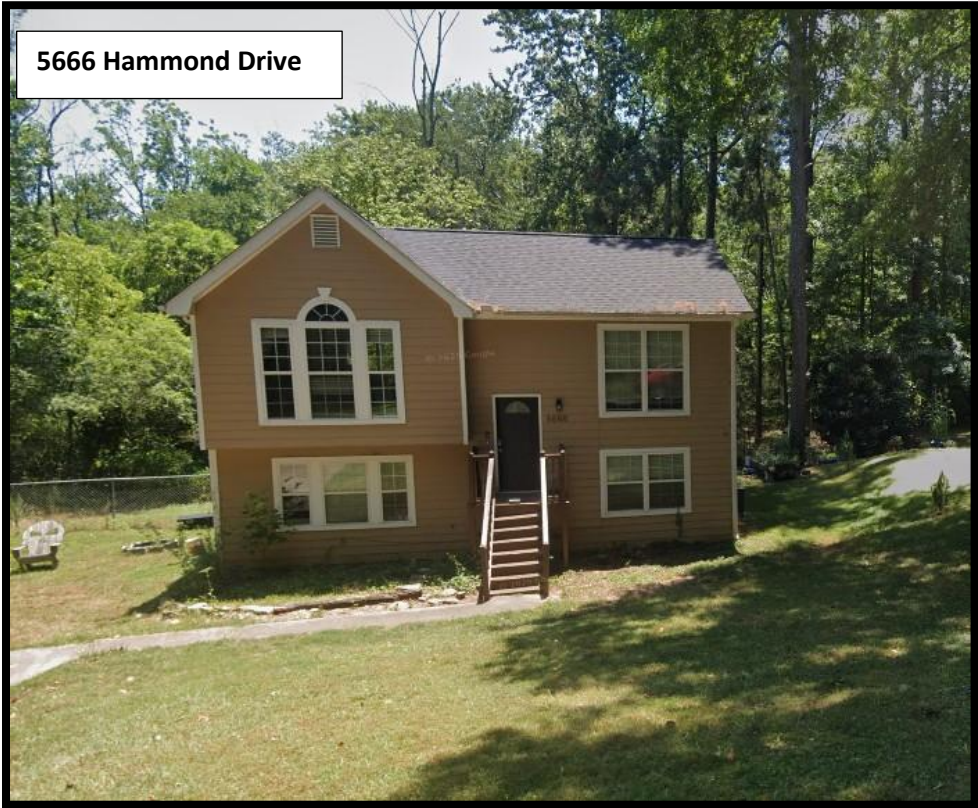
Current zoning district for the property

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

Existing Homes along Hammond Drive:









Certificate of Appropriateness Application

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

JOB LOCATION			
Job Site Address: 5602 Hammond Dr	Lot #	Tax Parcel ID:	
LANDOWNER OF RECORD			
If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owner's phone number and address.			
Name: ARTB LLC	Phone: [REDACTED]		
Address: 5805 State Bridge rd #263	City: Duluth	State: GA	Zip Code: 30097
APPLICANT			
Applicant Name: Arthur Blumen	Phone: [REDACTED]		
Company Name: Magnolia Drive LLC	Email: [REDACTED]		
Address: 5805 State Bridge rd #263	City: Duluth	State:	Zip Code: 30097
DESCRIPTION OF PROJECT			
Project Type <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other project			
Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed:			
Single family new construction residential dwelling.			
STATEMENT			
Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals or Board of Planning and Zoning within the last 24 months?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please list the board and reference number:			
<hr style="width: 80%; margin: 0 auto;"/>			
OWNER'S SIGNATURE			
Signature:	Date: 2/12/2026		
NOTE: Please submit electronic copies online of site plan, landscape plan, floor plans, paint palettes, as well as photos for all proposed building materials, light fixtures, windows, and doors, along with this application form by creating an account with https://eplansolution.com/norcrossga Hard copies of application materials will not be accepted.			



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Foundation Type: (Circle One)		
Slab	Crawl Space	Basement
Building Dimensions:		
Width: 56'-2"	Length: 35'-6"	Height:* 29'
Area Dimensions:		
First Floor: 1,152	Second Floor: 1,517	Third Floor:
Basement**:	Front Porch: 55	Rear Porch:
Patio:	Garage: 400	
Primary Roof System: (Circle One)		
Gable <u>gable</u>	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch: 6/12		
Secondary Roof Pitch: 9/12		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site Plan and Landscape Plan information to be included on each		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		



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Owner Affidavit

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

Section I. Land Ownership	
I, [REDACTED], hereby attest to ownership of the property located at [REDACTED], Parcel ID# [REDACTED] for which this Application is submitted. The Ownership, as recorded on the deed, is in the name of [REDACTED].	
Section II. Type of Ownership	
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation/LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Government	
Corporation/LLC/Partnership Name:	Secretary of State Registration Number:
[REDACTED]	[REDACTED]
Registered Agent Name: Ellina Blumen	
Provide Names of all Officers/Members/General Partners (If applicable): Arthur Blumen	
Registered Agent Address: 5805 State Bridge, G-263, Duluth, GA 30097	Registered Agent Phone #: [REDACTED]
COMPLETE BY OWNER	
As the owner of the above designated property for which this affidavit is submitted, I wish to allow <u>Magnolia Drive LLC</u> (applicant's name) to apply for a <u>ARB / building permit</u> for the address mentioned in Section I of this form. I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.	
NOTARY	
Owner states under oath that he/she is the owner of the property described under Section I, which is made part of this Application.	Sworn and subscribed before me this <u>12th</u> day of <u>February</u> , 20 <u>26</u> .
Name: ARTB LLC	Notary Public:
Address: 5805 State Bridge rd, g-263	Seal:
City, State, Zip Code: Duluth, GA, 30097	Mike Mondragon NOTARY PUBLIC Fulton County, GEORGIA My Commission Expires 2/15/2026
Email address: [REDACTED]	Commission expires:
Phoner Number: [REDACTED]	
Owner's signature: 	