

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Tuesday, July 21, 2026

6:00 PM

2nd Floor Conference Room

Architectural Review Board

Jeff Hopper, Chair

Barbara Grayson, Vice Chair

Naim Harrison

Bill McLees

A. Call to Order**B. Approval of Previous Meetings Minutes****[Architectural Review Board – Regular Meeting – June 16, 2026, 6:00 PM](#)****C. Unfinished Business****D. New Business****1. 2026-236: COA2026-009 (60 North Barton Street)**

The applicant seeks to add a roof-mounted photovoltaic/solar panel system to an existing single-family residence.

Attachments:

1. Staff Report
2. Redacted Application

2. 2026-237: Door Revision (60 North Barton Street)

Stan Howington, the applicant of COA2025-037, is seeking to revise the door of the new home at 60 North Barton Street previously approved under COA2025-037.

Attachments:

1. Door Revision to 60 N. Barton_Wengler,Ga 3 00 c1

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, June 16, 2026

6:00 PM

2nd Floor Conference Room

Architectural Review Board

Jeff Hopper, Chair

Barbara Grayon, Vice Chair

Naim Harrison

Bill McLees

A. Call to Order

The meeting was called to order by Chair Jeff Hopper at 6:01 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	Not Present	

B. Approval of Previous Meetings Minutes

Approval of the May 19, 2026, meeting minutes of the Architectural Review Board.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Naim Harrison, Board Member
SECONDER: Bill McLees, Board Member
AYES: Hopper, McLees, Harrison, Grayson

C. Unfinished Business

D. New Business

1. 2026-208: COA2026-007 (455 North Peachtree Street)

ARB Conditional Approval

The Architectural Review Board granted approval of the application, subject to staff recommendations and the following conditions:

- Install four-inch trim around all windows.
- Install a stone water table on all elevations.
- The approval assumes general conformance with the City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for complying with any applicable design standards or UDO code sections not addressed in the staff report or ARB approval.
- The applicant will be required to install tree density units as specified by the Arborist, along with all other required landscaping and foundation plantings as required by the Architectural Design Standards and the Unified Development Ordinance, if applicable.
- Submit any changes to ARB-approved components for approval at a future public hearing.
- Complete an architectural inspection before the certificate of completion or occupancy is released to confirm compliance with the ARB approval.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Naim Harrison, Board Member
SECONDER: Bill McLees, Board Member
AYES: Hopper, McLees, Harrison, Grayson

2. 2026-209: COA2026-008 (551 Sunset Drive)**ARB Conditional Approval**

The Architectural Review Board granted approval of the application, subject to staff recommendations and the following conditions:

- Use Natural Linen paint color in place of Kangaroo for the lap siding.
- On the pool elevation, use board and batten on the arch and Caviar paint color.
- On the pool elevation, use a half-light door with frosted glass.
- On the street elevation, use door type CCR8100R (Therma-Tru door).
- Obtain an administrative variance to allow placement of an accessory structure on a lot without a rear yard prior to issuance of a building permit.
- Per Design Standard 3.10.1.2, completely screen ground-level mechanical systems, including HVAC units and utility boxes, using opaque fencing or natural-looking landscape screening.
- The approval assumes general conformance with the City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for complying with any applicable design standards or UDO code sections not addressed in the staff report or ARB approval.
- The applicant will be required to install tree density units as specified by the Arborist, along with all other required landscaping and foundation plantings.
- Submit any changes to ARB-approved components for approval at a future public hearing.
- Complete an architectural inspection before the certificate of completion or occupancy is released to confirm compliance with the ARB approval.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Jeff Hopper, Chair

SECONDER: Barbara Grayson, Vice Chair

AYES: Hopper, McLees, Harrison, Grayson

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

Barbara Grayson motioned to adjourn the meeting at 6:37 pm, seconded by Naim Harrison. The vote was unanimous, 4-0.



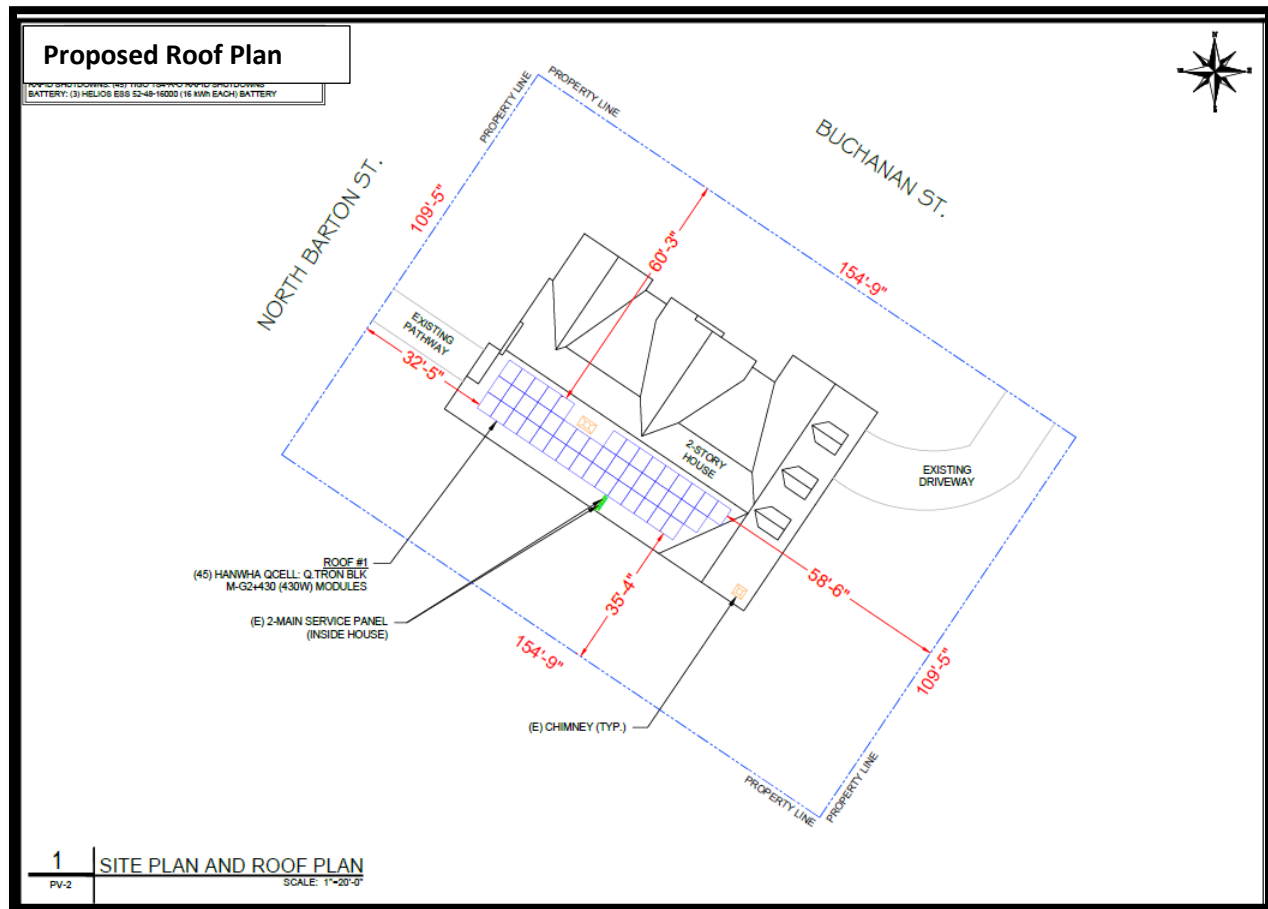
Certificate of Appropriateness

Case Number	COA2026-009
Hearing Date	July 21, 2026
Petitioner	Trent Veal
Property Location	60 North Barton Street
Current Zoning	R100 (Single Family Residential)
Proposed Zoning	N/A
Proposed Structure	Roof-Mounted Solar Panel System
Character Area	Character Area 4-North Peachtree Street Neighborhoods
Site Acreage	0.36 Acres
District	6
Land Lot	254
Parcel #	6254 620
Taxes Paid	N/A
Historic District	National

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

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

1. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and the Architectural Review Board approval.
2. Any changes from the Architectural Review Board-approved component shall require ARB approval at another public hearing.
3. An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.



ROOF DESCRIPTION				
ROOF TYPE			METAL ROOF	
ROOF	ROOF TILT	AZIMUTH	SEAM SPACING	
#1	36°	214°	16" O.C.	

ARRAY AREA & ROOF AREA CALC'S				
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	45	944.96	1311.27	72
#TOTAL	45	944.96	4478.08	21

ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

Summary of the applicant's proposal

The applicant seeks to add a roof-mounted photovoltaic/solar panel system to an existing single-family residence.

Proposed Site Plan

The applicant's site plan shows the proposed solar panel system, which includes the footprint of the proposed residence and driveway, approved under COA2025-037.

Applicable Building Standards

The Architectural and Site Design Standards do not address solar panels; however, per UDO Section 202-3-Accessory Uses or Structures.f.2.2, If a solar or photovoltaic system is roof-mounted, it shall:

- a) Be flush-mounted on the roof unless good cause is shown by the applicant that the solar panel is not at an appropriate angle to obtain maximum sun exposure if mounted flush to the roof;
- b) Be in the most inconspicuous location on the roof so as not to be seen from the street, if possible, and still be able to function as designed; and
- c) Not extending higher than the peak of a sloped roof or higher than five feet from the top of a flat roof.

Roof mounted solar panels located in the Historic District require consideration from the Architectural Review Board.

Current zoning district for the property

The R100 single-family residence zoning district is intended primarily for single family residences and related uses on large sized lots in the city.





Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027

65 Lawrenceville Street Norcross, GA 30071

JOB LOCATION			
Job Site Address: 60 North Barton Street, Norcross, GA, 30071	Lot # 3	Tax Parcel ID: R6254 620	
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: Mathew Wengler	Phone: [REDACTED]		
Address: 60 North Barton Street	City: Norcross	State: GA	Zip Code: 30071
APPLICANT			
Applicant Name: Trent Veal	Phone: [REDACTED]		
Company Name: Alternative Energy Southeast	Email: [REDACTED]		
Address: 160 Collins Ind Blvd.	City: Athens	State: GA	Zip Code: 30601
DESCRIPTION OF PROJECT			
Project Type ☐ Residential ☐ Commercial ☐ Industrial ☐ 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: Installing a 19.35kW roof top solar array with ESS(Energy Storage System) System Size: DC = 19.35kW & AC = 18kW. Scope of work is to install (45) QCell 430w Modules, (1) Sol-Ark 18k-2P-N inverter, (45) TIGO TS4-A-O Optimizers, (3) Helios ESS 52-48-16000 (16 kWh Each) Battery.			
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? ☒ Yes ☐ No If yes, please list the board and reference number: COA2025-037			
OWNER'S SIGNATURE			
Signature: Mathew S Wengler	Date: 10 June 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.			



Owner Affidavit

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

Section I. Land Ownership

I, Mathew Wengler, hereby attest to ownership of the property located at
60 North Barton Street, Norcross, GA, 30071, Parcel ID# R6254 620 for which this Application is submitted.
The Ownership, as recorded on the deed, is in the name of WENGLER MATHEW S.

Section II. Type of Ownership

☒ Individual ☐ Corporation/LLC ☐ Partnership ☐ Government

Corporation/LLC/Partnership Name:

Secretary of State Registration Number:

Registered Agent Name:

Provide Names of all Officers/Members/General Partners (If applicable):

Registered Agent Address:

Registered Agent Phone #:

COMPLETE BY OWNER

As the owner of the above designated property for which this affidavit is submitted, I wish to allow Trent Veal
(applicant's name) to apply for a Certificate of Appropriateness - ARB/HPC 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 10th day
of June, 20 26.

Notary Public: Tamika Jackson
Tamika Jackson

Name: Matt Wengler

Address: 60 North Barton Street

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

Email address: [REDACTED]

Phoner Number: [REDACTED]

Owner's signature:

Mathew S. Wengler

Seal:



Commission expires: August 22, 2028



The professionally edited images provide a visual representation of our previous projects. Please be aware that due to differences in dimensions, lighting, and photography, the actual appearance of your selected door may vary from the images shown. Note that all decorative trim work is shown for illustrative purposes only, with all trim around the door frame being wood and matching the existing trim on the customer's entryways. For detailed information regarding glass options, color choices, and lock styles, please refer to the contract. Euroline Doors exclusively uses standard lever handles for all products.

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