

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Monday, May 4, 2020

6:30 PM

Teleconference

Copy and paste the link below to join the meeting

<https://zoom.us/j/371954425>

Mayor and Council

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

- A. **Call to Order by Mayor Craig Newton**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- B. **Invocation**
- C. **Pledge of Allegiance to the Flag of the United States of America**
- D. **Roll Call (recorded)**
- E. **Presentation of previous meetings minutes for acceptance**
 - [Mayor and Council - Regular Meeting - Apr 6, 2020 6:30 PM](#)
 - [Special Called Meeting - Special Meeting - Apr 13, 2020 6:30 PM](#)
 - [Special Called Meeting - Special Meeting - Apr 20, 2020 6:30 PM](#)
 - [Policy Work Session - Regular Meeting - Apr 20, 2020 6:30 PM](#)
 - [Special Called Meeting - Special Meeting - Apr 27, 2020 6:30 PM](#)
- F. **Set agenda as presented for scheduled meeting.**
[20-5696](#) **Acceptance of the Agenda**
- G. **Ceremonial Presentations, Recognitions, and Swearing in Ceremonies**
- H. **Floor Open to Citizens Desiring to Address the Governing Authority**
 - a. **Comments by Citizens**
 - b. **Comments by Council**
- PH. **Public Hearings**
 - [20-5691](#) **Urban Redevelopment Plan**
Submittal of an update to the City of Norcross Urban Redevelopment Plan (URP). The URP is intended to implement the vision and goals communicated by the City of Norcross 2040 Comprehensive Plan.

[Resolution to adopt Norcross Urban Redevelopment Plan](#)
[Memo and Norcross Urban Redevelopment Plan 2020](#)
 - [20-5646](#) **COA2020-0001/REZ2020-0001 370 Thrasher Street Historic Demolition and PRD Rezoning**
Request for historic demolition, certificate of appropriateness and Planned Residence District development and zoning standards

[COA2020-0001 REZ2020 FINAL May 2020 Report](#)

J. Reports of the Mayor and Council Members**a. General Announcements****May Calendar of Events**

All City events have been canceled due to precautionary measures for COVID-19.

K. Board Appointments[20-5698](#)**Board Appointment - Architectural Review Board**[20-5697](#)**Board Appointment - Planning and Zoning Board****L. Approval of Consent Agenda****M. Items for Discussion****N. Adjourn in memory of****O. Adjourn to Executive Session for Personnel, Real Estate or Legal****P. Signed by_____ Mayor Craig Newton****Q. Attest: _____ Monique Lang, City Clerk**

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, April 6, 2020

6:30 PM

Teleconference

Mayor and Council

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of Apr 6, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

- A. Call to Order by Mayor Craig Newton
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Regular Meeting was called to order at 6:34 PM by Mayor Craig Newton

- E. Presentation of previous meetings minutes for acceptance

Mayor and Council - Regular Meeting - Mar 2, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andrew Hixson, Councilmember
SECONDER: Josh Bare, Mayor Pro Tem
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Policy Work Session - Regular Meeting - Mar 16, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andrew Hixson, Councilmember
SECONDER: Josh Bare, Mayor Pro Tem
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Special Called Meeting - Special Meeting - Mar 17, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andrew Hixson, Councilmember
SECONDER: Josh Bare, Mayor Pro Tem
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Special Called Meeting - Special Meeting - Mar 23, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andrew Hixson, Councilmember
SECONDER: Josh Bare, Mayor Pro Tem
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Special Called Meeting - Special Meeting - Mar 30, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andrew Hixson, Councilmember
SECONDER: Josh Bare, Mayor Pro Tem
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Minutes Acceptance: Minutes of Apr 6, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

F. Set agenda as presented for scheduled meeting.**20-5679: Acceptance of the Agenda****Motion**

A motion to Accept the Agenda as Presented with the following items being moved to discussion:

20-5668 : Edits to Code of Ordinance for Water and Sewer

20-5669 Fourth Amendment to Cooperation Agreement

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Andrew Hixson, Councilmember
SECONDER:	Josh Bare, Mayor Pro Tem
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

G. Ceremonial Presentations, Recognitions, and Swearing in Ceremonies**H. Floor Open to Citizens Desiring to Address the Governing Authority****a. Comments by Citizens****b. Comments by Council****PH. Public Hearings****20-5646: COA2020-0001/REZ2020-0001 370 Thrasher Street Historic Demolition and PRD Rezoning****Motion**

A motion to table this item to the April 21, 2020 Architectural Review Board-Regular Meeting.

RESULT:	TABLED SENT TO	Nex
	t: 4/21/2020 6:00 PM	
TO:	Architectural Review Board-Regular Meeting	

20-5645: UDO Updates for Compliance with Georgia EPD and National Flood Insurance Program**Motion**

A motion to Approve an amendment to various sections of the Norcross Unified Development Ordinance to provide for compliance with Georgia Environmental Protection Division and National Flood Insurance Program requirements, with the following 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 the following provisions shall become and be made a part of the Code of the City of Norcross, and the Sections in the Code in the Ordinance be renumbered to accomplish that intention.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matt Myers, Councilmember
SECONDER:	Bruce Gaynor, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

J. Reports of the Mayor and Council Members**a. General Announcements****April Calendar of Events**

All City events have been canceled due to precautionary measures for COVID-19.

K. Board Appointments**20-5680: Board Appointment - Sustainable Norcross Commission**

Motion

A motion to Approve the appointment of the following board members and terms as presented:

Sustainable Norcross Commission

Jackie Morgan 04/05/2022

Colin Steuterman 04/05/2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Josh Bare, Mayor Pro Tem
SECONDER:	Bruce Gaynor, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

20-5681: Board Appointment - Tree Board

Motion

A motion to Approve the appointment of the following board members and terms as presented:

Tree Board

Terry Sutton 09/6/2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matt Myers, Councilmember
SECONDER:	Andrew Hixson, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

L. Approval of Consent Agenda

RESULT:	ADOPTED ON CONSENT AGENDA [UNANIMOUS]
MOVER:	Bruce Gaynor, Councilmember
SECONDER:	Elaine Puckett, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

1. 20-5668: Edits to Code of Ordinance for Water and Sewer

Motion

A motion to Approve an amendment to the Code of Ordinances of Norcross by amending Sec. 36-41-50, 36-80.1 and 36-103 of Chapter 36. Utilities, with the following enacting clause:

The Mayor and City Council of the City of Norcross, Georgia hereby ordains that the adopted Code of Ordinance 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.

2. 20-5669: Fourth Amendment to Cooperation Agreement

Motion

A motion to Approve the extension of the term in the attached cooperation agreement as presented.

M. Items for Discussion

N. Adjourn in memory of

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

The meeting was closed at 7:57 PM

P. Signed by_____ **Mayor Craig Newton**

Q. Attest_____ **Monique Lang, City Clerk**

Minutes Acceptance: Minutes of Apr 6, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, April 13, 2020

6:30 PM

Teleconference

Special Called Meeting

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of Apr 13, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

A. Call to Order by Craig Newton

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Special Meeting was called to order at 6:35 PM by Mayor Craig Newton

B. Roll Call (recorded)**PH. Public Hearings****D. Items for Discussion****1. 20-5686: Important Announcements and Updates Regarding COVID-19**

RESULT:	DISCUSSED
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2. 20-5687: Revenue Projections Update

RESULT:	DISCUSSED
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3. 20-5685: Revisions to the Norcross Emergency Ordinance

RESULT:	DISCUSSED
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E. Adjourn to Executive Session Legal Personnel, and Real Estate

The meeting was closed at 9:25 PM

F. Signed by _____ Mayor Craig Newton

G. Attest _____ Monique Lang, City Clerk

Minutes Acceptance: Minutes of Apr 13, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, April 20, 2020

6:30 PM

Teleconference

Special Called Meeting

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of Apr 20, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

A. Call to Order by Craig Newton

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Special Meeting was called to order at 6:38 PM by Mayor Craig Newton

B. Roll Call (recorded)**PH. Public Hearings****D. Items for Discussion****1. 20-5694: Amendment to Emergency Ordinance Deferring Payment of Electrical Service****Motion**

A motion to Approve an amendment to sec.43-1 subparagraph (12) of Chapter 43 entitled "EMERGENCY ORDINANCES" to defer payment for electrical service provided to residential or business addresses within the city limits of the city of Norcross due to financial hardship Accept the Amendment to Emergency Ordinance Deferring Payment of Electrical Service, with the following 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 the following provisions shall become and be made a part of the Code of the City of Norcross, and the Sections in the Code in the Ordinance numbered to accomplish that intention.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Myers, Councilmember
SECONDER:	Bruce Gaynor, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

E. Adjourn to Executive Session Legal Personnel, and Real Estate

The meeting was closed at 6:52 PM

F. Signed by _____ Mayor Craig Newton

G. Attest _____ Monique Lang, City Clerk

Minutes Acceptance: Minutes of Apr 20, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, April 20, 2020

6:30 PM

Teleconference

Policy Work Session

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of Apr 20, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

A. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Regular Meeting was called to order at 6:53 PM by Mayor Craig Newton

B. Citizen Input**C. Board Updates****D. General Updates****E. Council- General Discussion****F. Board Appointments**

Mayor and Council are asked to consider and approve appointments and re-appointments to the following board, authority or commission:

Architectural Review Board

Planning and Zoning

G. Items for Discussion**1. 20-5691: Urban Redevelopment Plan**

RESULT: THIS MATTER WAS REFERRED TO

Next: 5/4/2020 6:30 PM

TO: Mayor and Council

2. 20-5692: The Norcross Market

RESULT: DISCUSSED

3. 20-5693: City Sewer Connection, Use, Maintenance and Easement Agreement

RESULT: THIS MATTER WAS REFERRED TO

Next: 4/27/2020 6:30 PM

TO: Special Called

4. 20-5673: Reconstruction of the Board, Authority, and Commission Policy and Procedures

RESULT: TABLED SENT TO

Next: 5/18/2020 6:30 PM

TO: Policy Work Session

Minutes Acceptance: Minutes of Apr 20, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

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

The meeting was closed at 8:29 PM

I. Signed by: _____ Mayor Craig Newton

J. Attest: _____ Monique Lang, City Clerk

Minutes Acceptance: Minutes of Apr 20, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, April 27, 2020

6:30 PM

Teleconference

Special Called Meeting

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of Apr 27, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

A. Call to Order by Craig Newton

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Special Meeting was called to order at 6:30 PM by Mayor Craig Newton

B. Roll Call (recorded)**C. Comments by Citizens****PH. Public Hearings****E. Items for Discussion****1. 20-5693: City Sewer Connection, Use, Maintenance and Easement Agreement**

Motion

A motion to Approve the attached Easement Agreement between Olaf Roed and Elisabeth U. Roed, owners of 400 North Brewing, LLC, d/b/a Social Fox Brewery, located at 20 Skin Alley, Norcross, Georgia and the City of Norcross, Georgia as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andrew Hixson, Councilmember
SECONDER:	Matt Myers, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

2. 20-5695: Important Updates Regarding COVID-19

RESULT:	DISCUSSED
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F. Adjourn to Executive Session Legal Personnel, and Real Estate

The meeting was closed at 7:10 PM

G. Signed by _____ Mayor Craig Newton**H. Attest _____ Monique Lang, City Clerk**

Minutes Acceptance: Minutes of Apr 27, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5696	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	5/4/2020 6:30 PM	In Control:	Mayor and Council
Title:	Acceptance of the Agenda		

Sponsors:

Code Sections:

Title
Acceptance of the Agenda

Motion

A motion to Accept the Agenda as Presented with the following items being moved to discussion:



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5691	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	5/4/2020 6:30 PM	In Control:	Policy Work Session
Title:	Urban Redevelopment Plan		

Sponsors:

Code Sections:

Attachments:

1. [Resolution to adopt Norcross Urban Redevelopment Plan](#)
2. [Memo and Norcross Urban Redevelopment Plan 2020](#)

Title
Urban Redevelopment Plan

Drafter
William Corbin

Motion

A motion to Approve/ Deny the attached Resolution to adopt an Urban Redevelopment Plan for one or more slum, blighted or underdeveloped areas within the City of Norcross, Georgia, pursuant to the provisions of the urban development law, O.C.G.A. section 36-61-8; to approve an application for an opportunity zone for the area encompassed by such redevelopment plan pursuant to O.C.G.A. section 48-7-40.1; to promote the public health, safety and welfare, and for other purposes.

RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL FOR THE CITY OF NORCROSS; TO ADOPT AN URBAN REDEVELOPMENT PLAN FOR ONE OR MORE SLUM, BLIGHTED OR UNDERDEVELOPED AREAS WITHIN THE CITY OF NORCROSS, GEORGIA, PURSUANT TO THE PROVISIONS OF THE URBAN DEVELOPMENT LAW, O.C.G.A. SECTION 36-61-8; TO APPROVE AN APPLICATION FOR AN OPPORTUNITY ZONE FOR THE AREA ENCOMPASSED BY SUCH REDEVELOPMENT PLAN PURSUANT TO O.C.G.A. SECTION 48-7-40.1; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council for the City of Norcross, Georgia (the "City") is the duly elected governing authority for the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated provides for the creation of an Urban Development Plan for an Urban Redevelopment Project as those terms are defined in O.C.G.A. § 36-61-2; and

WHEREAS, Section 1.14(41) of the City Charter grants the Mayor and Council of the City, as the governing body of the City, the power to organize and operate an urban redevelopment program; and

WHEREAS, the Mayor and Council of the City have decided to designate themselves as the redevelopment agency for the City pursuant to O.C.G.A. § 36-44-4 (a) to exercise the redevelopment powers provided by Chapter 44 of Title 36 of the Official Code of Georgia Annotated; and

WHEREAS, O.C.G.A. § 48-7-40.1(c)(4) provides for the creation of Opportunity Zones to assist in the redevelopment of distressed areas where an Urban Development Plan is in place; and

WHEREAS, it has been determined by the Mayor and Council of the City that there is a need for the revitalization and redevelopment of areas of the City to develop and promote for the public good and general welfare housing, trade, commerce, and employment opportunities within the City; and

WHEREAS, it has been determined by the Mayor and Council of the City that within such areas there exist certain "slum areas" within the City limits, as that term in

defined in O.C.G.A. § 36-61-2, in that there presently exist conditions such as: a predominance of buildings or improvements, both residential and nonresidential, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are conducive to crime and are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness for present or future development; development impaired by transportation noise or by other environmental hazards; or a combination of such conditions that substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, it has been determined by the Mayor and Council of the City that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, it has been determined by the Mayor and Council of the City that such areas should be designated as Urban Redevelopment Areas as defined by O.C.G.A. § 36-61-2; and

WHEREAS, the Mayor and Council of the City have prepared a workable program to eliminate and prevent the development or spread of “slum areas,” as that term is defined in O.C.G.A. § 36-61-2, to encourage needed urban rehabilitation, to provide for the redevelopment of such “slum areas,” and to undertake such activities as may be suitably employed to achieve these objectives to be known as the proposed Urban Redevelopment Plan of the City of Norcross; and

WHEREAS, it has been determined by the Mayor and Council of the City that the City may apply to the Georgia Department of Community Affairs for the creation of Opportunity Zones pursuant to O.C.G.A. § 48-7-40.1(c)(4) to assist in the redevelopment of distressed areas;

WHEREAS, the Mayor and Council of the City have caused a public hearing to be held on the adoption of the proposed Urban Redevelopment Plan of the City of Norcross and the proposed application for the creation of Opportunity Zones within

such redevelopment plan on May 4, 2020 pursuant to the provisions of O.C.G.A. § 36-61-7; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Norcross, Georgia hereby designate themselves as the redevelopment agency for the City pursuant to O.C.G.A. § 36-44-4 (a) and to exercise the redevelopment powers set forth in Chapter 44 of Title 36 of the Official Code of Georgia Annotated and Section 1.14(41) of the City Charter;

BE IT FURTHER RESOLVED that the Mayor and Council of the City find that there exist certain “slum areas,” as that term is defined in O.C.G.A. § 36-61-2, within the City limits, as set forth above;

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Norcross, Georgia find that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such “slum areas” is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City;

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Norcross that the Urban Redevelopment Plan of the City of Norcross, a copy of which is attached hereto as Exhibit “A,” is hereby approved and adopted;

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Norcross hereby approve the submission of such Urban Redevelopment Plan to the Georgia Department of Community Affairs for the purpose of applying for Opportunity Zone designation for the area encompassed by said plan; and

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution are hereby repealed.

[SIGNATURES NEXT PAGE]

APPROVED AND ADOPTED THE 4th day of May 2020.

Craig Newton, Mayor

Attest: Monique Lang, City Clerk



City of Norcross

To: Mayor and City Council
 From: William Corbin, Economic Development Director
 Date: 4/21/2020
 Re: Memo: Urban Redevelopment Plan for Georgia's State Opportunity Zone Program

Comments: In order to increase the chance of being approved for re-designation of State Opportunity Zones the Georgia Department of Community Affairs (DCA) recommends that municipalities complete an Urban Redevelopment Plan. The Norcross Urban Redevelopment Plan is somewhat similar in nature to the Norcross 2040 Comprehensive Plan (Comp Plan) except that it has a stronger focus on commercial real estate regarding underdevelopment conditions and blighted properties.

Georgia Statute lays forth the guidelines for the creation of an Urban Redevelopment Plan. It calls for a public hearing.

Towards that end the Norcross Economic Development Department has drafted an Urban Redevelopment Plan. Please note that this plan does not commit the City to anything, and should be used as a guide alongside redevelopment efforts.

The last two decades have been characterized by a significant amount of disinvestment and underdevelopment throughout the city as well as along its major traffic corridors, including Buford Highway, Jimmy Carter Boulevard, Beaver Run Road, Peachtree Industrial Boulevard, and the areas adjacent to Interstate 85.

Georgia's State Opportunity Zone program seeks to address this challenge by offering job tax credit incentives for businesses creating jobs on designated properties. The Norcross Urban Redevelopment Plan makes the case to DCA that the City of Norcross be designated with approved Opportunity Zone properties.



Urban Redevelopment Plan

2020

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INTRODUCTION

The City of Norcross Urban Redevelopment Plan is intended to implement the vision and goals communicated by the City of Norcross 2040 Comprehensive Plan (Comp Plan). The footprint of this Urban Redevelopment Plan encompasses the entirety of Norcross' city limits, but the most impactful analysis and recommendations – as it relates to redevelopment efforts – are focused on areas of the City with the highest levels of poverty and blight.

In conjunction with the adoption of this Urban Redevelopment Plan the City will be seeking Georgia Opportunity Zone status re-designation for specific parcels that are the most blighted and distressed. These parcels are located along major business/transportation corridors that are ripe for the creation of employment opportunities but are currently underdeveloped. Georgia Opportunity Zones are valid for ten years. Norcross's previous Georgia Opportunity Zone status expired on December 31, 2019. Therefore, the City is required to apply for re-designation. Georgia Opportunity Zones help bring significant job tax credit advantages to establishments located within the Opportunity Zone area and enhance the image of the City as a preferred location to do business. This Urban Redevelopment Plan, in concert with Georgia Opportunity Zone designation, will help lead to the goal of a revitalized, vibrant and sustainable community where both Norcross businesses and residents can live, work and play.

In addition, as the City of Norcross continues its economic and community development efforts, it will also seek out opportunities to collaborate with important local partners such as Gateway85 CID, Gwinnett County, Partnership Gwinnett, and property owners along its major corridors. Together, these efforts will encourage the transformation of Norcross' commercial corridors (much of which is underdeveloped) into more attractive and profitable places of business.

Consistency with Adopted Plans

In 2019 the City of Norcross adopted its 2040 Comprehensive Plan as a “roadmap” for the different visions and goals in each area of the City. It was developed through an extensive public planning process involving a wide variety of local business and community leaders, public officials and residents. The 2040 Comprehensive Plan also builds upon two previous LCI studies (completed in 2001 and 2008).

The 2040 Comprehensive Plan breaks the City into thirteen zones, or ‘Character Areas’ – each with their own visions, goals and key implementation actions. The plan has three main components: Community Vision; Needs and Opportunities; and a Community Work Program.

The *Community Vision* section lays out the future vision and goals that the community desires to achieve in text, maps and graphics.

The *Needs and Opportunities* section is an overview of Norcross today and includes changes since the last plan; this section also includes a list of priority needs and opportunities.

The *Community Work Program* section is a five-year work program of distinct activities, initiatives, programs and administrative systems that are recommended to implement the plan.

Collectively, the three main components of the Norcross 2040 Comprehensive Plan are intended to generate local pride and enthusiasm about the future of Norcross, communicate what is unique and important about the city, and provide an implementation program for achieving the Community Vision.

The Plan contains policies and strategies developed by the community to guide decision makers on the issues of growth and redevelopment. Those policies and strategies form the heart of the City of Norcross Urban Redevelopment Plan and are incorporated herein to provide for the maximum degree of consistency between this Urban Redevelopment Plan and other Norcross community plans.

As mentioned previously, the City of Norcross has participated in two LCI studies. The 2001 study centered on the downtown and was a key component to the growth of the City during the last few years. The 2008 study covered the City south of Buford Highway to Interstate 85. The information and concepts discussed in the LCIs have been incorporated into the 2040 Comprehensive Plan and brought into this Urban Redevelopment Plan.

Boundaries of the Redevelopment Area

The Redevelopment Area is equivalent to the corporate limits of the City of Norcross as of June 3, 2019. See Exhibit A in Appendix.

Negative Conditions within the Redevelopment Area

Pervasive Poverty, Underdevelopment, General Distress and Blight Criterion

Pervasive Poverty:

According to United States Census data, the poverty rate in the City of Norcross is 21.4%, which is well above the poverty rates in Gwinnett County (12.1%), the State of Georgia (16.9%) and the United States (14.6%).

In fact, according to State of Georgia Department of Community Affairs rules, four out of the five census block groups in Norcross qualify as “Areas Displaying Pervasive Poverty” because they have poverty levels of 15% or more (see Exhibit B in Appendix). This data highlights the need for proactive economic development

strategies to help spur development throughout the City.

Source: U.S. Census ACS 5-year Estimates, 2017

Underdevelopment:

The last two decades have been characterized by a significant amount of disinvestment and underdevelopment throughout the city as well as along its major traffic corridors, including Buford Highway, Jimmy Carter Boulevard, Beaver Ruin Road, Peachtree Industrial Boulevard, and the areas adjacent to Interstate 85. Like much of metro Atlanta, there was a large population boom starting in the mid-to-late 20th century through the first decade of the 2000s – and the population continues to rise. That population increase helped transform Norcross from a rural community to an area with a more dense, suburban feel.

As Norcross continued to build out, investors and developers began to seek newer, less expensive land development opportunities further north in metro Atlanta along the I-85 and Ga-400 spines. This focus on development in other areas has contributed to the loss of a significant number of investment and jobs in the greater Norcross area over the last two decades. Although some of those jobs have been replaced, they have been replaced by jobs with lower paying wages.

The economic stagnation has hit the retail sector particularly hard. This is evident by the increased presence of vacant properties and businesses along the commercial corridors and in the shopping plazas of Norcross and other nearby cities.

The City has implemented several strategies to counteract the loss of jobs and the decrease of property values. Efforts by the City have included the formation of a Downtown Development Authority; the creation of a Tax Allocation District; and adoption of a Unified Development Ordinance and zoning map featuring brand new zoning categories.

Although these efforts have led to an easier, more straightforward and clear development process, redevelopment of the area has been sporadic and inconsistent.

The following pages of this Urban Redevelopment Plan contain summaries of the underdevelopment conditions in each of the 13 Character Areas identified in the 2040 Comprehensive Plan. There are six categories of underdevelopment conditions:

- Economic Underutilization of Developable Land
- Structural Age and Deterioration
- Inefficient and Obsolete Commercial Design and Layout
- Lack of Retail Market Appeal
- Lack of Rental Revenue Generation
- Underachievement as an Employment Center

Please note that each Character Area in Norcross is unique and ranges from having zero to all six of the various underdevelopment conditions.

As part of the redevelopment plan, the City wishes to re-energize the various employment centers, lower crime, raise the quality of life, create employment opportunities and spread prosperity. Towards that end the City has worked aggressively in its efforts to promote redevelopment. Many steps have been taken over the last several years to counteract the challenges facing the community. Measures to correct these challenges can be found in the corresponding noted pages of the 2040 Comprehensive Plan.

Character Area 1: Atlantic/Peachtree Industrial Boulevard (pp. 16-17. Comp Plan)

The Atlantic/Peachtree Industrial Boulevard area is one of the entrances to Norcross. It represents a major employment center that is focused on Jimmy Carter Boulevard and is characterized by light industrial and flex space properties.

Economic Underutilization of Developable Land: In the six years since the previous Comprehensive Plan was completed (Norcross 2034 Comp Plan), the Atlantic/Peachtree Industrial Boulevard Character Area has been completely built out, so there is no green space upon which to develop. However, there are a number of potential improvements that could be made to the buildings that have been developed in this area, which will be discussed in the following sections.

Structural Age and Deterioration: The majority of the commercial buildings in this Character Area were constructed between 1970 and 1984 and have experienced only minor improvements since that time. Consequently, they are somewhat out of date and not build to the most modern standards.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers and freestanding structures in this area are inefficient with respect to site use and density. Most are considered unattractive with respect to current standards and obsolete with respect to utilization.

Character Area 2: Medlock/Peachtree Industrial Boulevard (pp. 18-19. Comp Plan)

Oriented along Peachtree Industrial Boulevard, the Medlock/Peachtree Industrial Boulevard Character Area is a mix of professional and institutional uses that doubles as a boundary along Peachtree Industrial Boulevard, the City of Peachtree Corners and adjoining residential areas. This is also the location of the new Paul Duke STEM high school.

Structural Age and Deterioration: There has been some recent demolition of older warehouse/distribution buildings along this corridor in favor of newer buildings as well as relatively new retail construction. However, there is still a large presence of commercial buildings in this area that were constructed between 1973 and 1986 that have experienced only minor improvements since that time. Consequently, much of the building stock is out of date and has become somewhat dilapidated.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers, office buildings and freestanding structures in this area are inefficient with respect to site use and density. Most are considered unattractive with respect to current standards and obsolete with respect to consumer market appeal. There is little inter-parcel access and connectivity between properties is limited.

Character Area 3: Pinckneyville (pp. 20-21, Comp Plan)

Norcross High School is the main hub of this small activity center that contains a mix of residential, institutional, and small scale commercial and office uses.

Economic Underutilization of Developable Land: There are several properties within this Character Area that are either older, unutilized/vacant or have operations that feature higher intensity, more industrial land uses that do not complement the newer residential developments nor the institutional establishments that constitute the area.

Structural Age and Deterioration: The few commercial properties in this Character Area were built between 1963 and 1997, with the majority of them having been constructed in the 1980s. These unrenovated buildings have become undesirable to most prospective buyers and lessees.

Character Area 4: North Peachtree Street Neighborhoods (pp. 22-23, Comp Plan)

This area of Norcross is one of the oldest neighborhoods in the City and features a large concentration of historic homes. This area has been somewhat protected from the economic challenges that have affected areas which are more commercial in nature. It remains a strong, stable residential location in Norcross.

Character Area 5: Hopewell Woods (pp. 24-25, Comp Plan)

The Hopewell Woods Character Area is also one of the oldest neighborhoods in the City. The majority of properties in this area are residential and institutional in nature, along with one large single-tenant office building. The housing stock in Hopewell Woods may be one of the most diverse in Norcross, featuring everything from single family homes with large acreage to new construction single family homes, townhomes as well as a significant amount of multifamily.

Economic Underutilization of Developable Land: Due to the abundance of small and aged single family homes on large properties, there is a significant amount of undeveloped greenspace. A considerable proportion of developable land within the area is underutilized with respect to potential density and type of development (and resulting market and taxable values).

Structural Age and Deterioration: The majority of homes and buildings were constructed before 1950 (including two locations of public housing units spread across nearly seven acres). These homes have experienced only minor improvements since that time. Consequently, they are out of date and have

become somewhat dilapidated over the years.

Character Area 6: Buford Highway/Jimmy Carter Boulevard Activity Center (pp. 26-27, Comp Plan)

The Buford Highway/Jimmy Carter Boulevard Activity Center is located on the southern end of Buford Highway at the city limits. This Character Area represents a transition between more intense uses near the intersection of Buford Highway and Jimmy Carter Boulevard and the surrounding residential neighborhoods.

Economic Underutilization of Developable Land: A significant proportion of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values.

Structural Age and Deterioration: Although there have been some renovations to certain properties, the majority of the retail and commercial buildings (constructed in the 1970s and 1980s) have experienced only minor improvements. Consequently, some are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers and freestanding structures in this area are inefficient with respect to site use and density. Most are considered unattractive with respect to current retailer standards and obsolete with respect to consumer market appeal. Parking is inefficient, and store frontage and signage are below current market standards.

Lack of Retail Market Appeal: Despite being in a high-traffic corridor the vast majority of retail tenants in this area do not have the brand recognition, product offerings, marketing capacity, pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets. This is reflected in the relatively low asking rents throughout the Character Area.

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

Underachievement as an Employment Center: There are relatively few professional or business services (and a lack of variety of those services) offered in the area. Retail and service industry employment is constrained by the lack of competitive retail offerings and restaurants.

Character Area 7: Town Center (pp. 28-29, Comp Plan)

This area represents the civic heart of the community and offers a variety of dining and shopping options. City Hall as well as the historic downtown are both located

in this Character Area. It has been the centerpiece of recent redevelopment efforts.

Economic Underutilization of Developable Land: Although there have been efforts over the past two years to upgrade the developable land in the area through residential and institutional projects, a significant portion of developable land within the area remains underutilized with respect to potential density, type of development and/or resulting market and taxable values. The City does own some land in this Character Area, which is an advantage for directing development towards desirable projects and outcomes.

Structural Age and Deterioration: A majority of the retail buildings and homes in this Character Area were constructed between 1885 and the 1950s and have experienced only minor improvements since that time. Consequently, they are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use.

Inefficient and Obsolete Commercial Design and Layout: Most of the commercial centers and freestanding structures in this area are inefficient with respect to site use and density. While many have been rehabilitated, some are still considered unattractive with respect to current retailer standards and obsolete with respect to consumer market appeal. Parking is inefficient, and store frontage and signage are below current market standards and design.

Lack of Retail Market Appeal: As reflected in lower than average asking rents and sales, retail tenants within the area do not have the brand recognition, product offerings, marketing capacity, pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets.

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

Underachievement as an Employment Center: There is a lack of variety of professional and business services offered in the area – particularly along the Buford Highway corridor, which has a high proportion of used car dealerships and auto mechanic shops. Retail and service industry employment is constrained by the lack of competitive offerings. Although lunch patrons have increased recently due to an increase of residents, some restaurants in the Town Center Character Area have failed to maximize their respective lunchtime crowds. This is likely due to the low daytime employee population in the immediate area.

Character Area 8: Langford Road Industrial Center (p. 30. Comp Plan)

The Langford Road Industrial Center represents another hub of mostly industrial warehousing and distribution-focused companies. It is located on the northern end of Buford Highway at the city limits.

Structural Age and Deterioration: The majority of the retail and commercial buildings in this area were constructed between 1960 and 1990 with no new construction since 2007 and only minor improvements made since then. Consequently, most are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers and freestanding structures in this area are inefficient with respect to site use and density, particularly among the aging Class C industrial warehouse and distribution buildings along Cole Court. Most are considered unattractive with respect to current industrial standards and obsolete with respect to end-user appeal. In addition, the area is not pedestrian friendly. This character area is very close to the downtown core, so an improvement of pedestrian connectivity here would be a positive change.

Character Area 9: Summerour (p. 31. Comp Plan)

The Summerour area of Norcross is characterized by a dual mix of institutional and residential uses. Baldwin Elementary School and Summerour Middle School are both at the heart of this Character Area.

Economic Underutilization of Developable Land: A good amount of the developable land along Beaver Ruin Road could be characterized as underutilized with respect to potential density, commercial retail/services development and/or resulting market and taxable values.

Structural Age and Deterioration: The majority of the retail buildings and apartments were constructed between the 1970s and 1980s and have experienced only minor renovations or improvements since that time. Consequently, they are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use.

Lack of Rental Revenue Generation: Commercial rental rates in the area, as well as apartment rental rates in particular, are significantly below those achieved in newer developments.

Underachievement as an Employment Center: There are relatively few retail, professional or business services offered in the area, particularly along the main access road (Beaver Ruin Rd).

Character Area 10: South Cemetery Street (p. 32. Comp Plan)

The South Cemetery Street Character Area is populated by a concentration of light industrial as well as heavier commercial uses, including automobile and truck-related establishments.

Economic Underutilization of Developable Land: A significant proportion of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values.

Structural Age and Deterioration: The vast majority of the buildings in this area are commercial warehouses constructed in the 1980s. There are also a number of converted residential structures. A few of the buildings date back to the 1950s and there is one building as old as 1930. Consequently, most are out of date and have become quite dilapidated as a result of the passage of time and frequent use.

Inefficient and Obsolete Commercial Design and Layout: Most of the commercial freestanding structures in this area are considered unattractive and not up to modern industrial standards.

Character Area 11: Jimmy Carter Boulevard/North Norcross Tucker Activity Ctr (p. 33, Comp Plan)

About 80 percent of the buildings in this area are part of a nearly 70-acre light industrial business park. Warehousing and distribution operations dominate the Character Area, with the remaining commercial space split between restaurants, retail, two extended stay hotels and a small selection of professional and business services establishments.

Structural Age and Deterioration: Nearly all of the buildings in the area were built in the 1980s and are still functional – However, the buildings that house the restaurant, retail and professional/business service establishments appear to be in disrepair, with structural as well as aesthetic issues that need to be addressed.

Inefficient and Obsolete Commercial Design and Layout: None of the commercial warehousing and distribution buildings in this area have clear heights higher than 22 feet. The standard clear height for modern industrial buildings is at least 24 feet. Thus, the industrial buildings in this Character Area are inefficient with respect to site use and obsolete with respect to the highest industry standards. Parking and loading areas are also inefficient.

Lack of Retail Market Appeal: The retail tenants in this area do not have the brand recognition, product offerings, marketing capacity, pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets.

Character Area 12: South Norcross Neighborhoods (pp. 34-35, Comp Plan)

The South Norcross Neighborhoods Character Area is a collection of residential, single family neighborhoods that was first developed more than 50 years ago. A culturally diverse community, many of the residents in this area help support the

employment in and around the greater Norcross region. Much of this area was annexed into the city over the last 15 years and since then has experienced an increase in crime as well as a decrease in home values. In addition, many owner-occupied homes have turned into rental properties. The City, however, has made a concerted effort over the past several years to clean up the neighborhoods through code enforcement efforts and proactive policing.

Character Area 13: I-85 Activity Center (pp. 36-37, Comp Plan)

The I-85 Activity Center is a growing regional employment center that parallels the highly-trafficked Interstate-85 corridor. A diverse mix of buildings and businesses populate this area, with the majority being industrial and flex space, followed by a sizeable amount of office and retail space.

Economic Underutilization of Developable Land: A small proportion of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values. For example, there are a number of churches that occupy former warehouse space and two extended stay hotels located on large pieces of land that could be utilized for different uses.

Inefficient and Obsolete Commercial Design and Layout: A majority of the commercial buildings in this area were constructed in the 1980s. In addition, a significant amount of these buildings are lower-quality Class C buildings that have been leased to end-users whose operations are not the highest and best use for the space (e.g. churches occupying office or flex industrial space). Many of the commercial spaces in this area are considered unattractive with respect to current industrial and office standards.

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

General Distress and Blight Criterion:

Despite experiencing the longest economic expansion in United States history, up until the recent coronavirus-led economic downturn many cities and towns were still making attempts to fully capitalize on the positive momentum created by that expansion.

More specifically, the emergence and explosive growth of e-commerce over the last five years – and subsequent collapse of the nation’s brick-and-mortar retail sector as we knew it – has led to hundreds of thousands of job losses and a proliferation of empty shopping centers and storefronts.

The City of Norcross was not spared from this downturn and still has its fair share of struggling strip centers and aging shopping plazas. Many of these commercial properties are along the main corridors of the City and some of those with the

worst conditions are in and around the downtown core.

These conditions, combined with a noticeable increase of aging, obsolete buildings over the past several years as well as the inability of property owners to obtain rents equal to or higher than average rents in the region, illustrate the concerning levels of distress and blight in the City of Norcross.

Community's Land Use Objectives

This Urban Redevelopment Plan is consistent with the land use objectives of Norcross. Existing land uses in the redevelopment areas consist of a combination of commercial (office, industrial, retail, multifamily), residential (single family, duplex, triplex, quadplex) and mixed-use. The City Zoning Ordinance categorizes land uses into generalized categories.

Zoning

The redevelopment area is comprised of 16 different zoning districts and has been illustrated via map (see Exhibit A in Appendix). The different zoning districts are:

R100	Single Family Residence
R75	Single Family Residence
R60	Single Family Residence
RTH	Townhome Residence
RD	Residential Duplex District
PRD	Planned Residence District
OI	Office-Institutional
C1	Neighborhood Business
C2	General Business
HX	Historic Mixed-use
NX	Neighborhood Mixed-use
CAR	Commercial Auto Related Business
CX	Commercial Mixed-use
BH	Buford Highway
M1	Light Industry
M2	Heavy Industry

Description of Parcels to be Acquired

The City of Norcross Urban Redevelopment Plan does not require any parcels to be acquired by the city at this time. If circumstances should change such that property acquisition either becomes a probability, is desired, or is necessary, the plan will be amended to reflect these changes.

Structures to be Demolished or Rehabilitated

There are no structures anticipated to be demolished. The plan will be updated in the event any changes occur in future actions.

Plan to Leverage Private Resources for Redevelopment

State of Georgia Opportunity Zones

The City of Norcross has identified different resources it can utilize to encourage and stimulate redevelopment in targeted areas as well as throughout the City. One of these resources is the State of Georgia's Opportunity Zone Program. The Georgia Department of Community Affairs manages this program and, through an application process, decides which parcels within a particular municipality are approved to be designated with Opportunity Zone status.

The program is intended to assist local governments in the redevelopment and revitalization of older commercial and industrial areas in communities that are adjacent to one or more contiguous census block groups with a poverty rate of 15 percent or higher.

New or existing businesses located in a Georgia State Opportunity Zone property that create two or more jobs in a calendar year can receive a tax credit of up to \$3,500 per new Georgia job. Credits can be used toward income tax liability and state payroll withholding.

State Opportunity Zone properties in Georgia have ten-year horizons. The previous ten-year period for Norcross Opportunity Zone properties ended on December 31, 2019. Upon adoption of this Urban Redevelopment Plan, the City of Norcross will work towards re-designating certain parcels along its commercial corridors with official State Opportunity status. Passing an official Urban Redevelopment Plan is an important factor in the successful establishment of State Opportunity Zone properties.

Federal Opportunity Zones

Norcross will also be looking to take advantage of the Federal Opportunity Zone program. Created by the 2017 Tax Cuts and Jobs Act, Federal Opportunity Zones are tools intended to encourage economic development and job creation in distressed communities around the country. As a result of this measure investors can receive substantial tax benefits if they build projects in these areas.

The program allows investors to defer tax on any of their capital gains from previously invested money if that money is invested through a Qualified Opportunity Fund (an investment vehicle set up for the sole purpose of investing in properties located in Federal Opportunity Zones).

Community Improvement Districts (CIDs)

Norcross is an active participant in the Gateway85 Community Improvement District and one of its City Councilmen is a Board Member of the CID. Its borders overlap approximately half of the City. The efforts of the City and CID have assisted in helping to reduce crime, clean up commercial areas, as well as enhancing the built environment through strategies that revolve around traffic and landscaping improvements.

Regional Economic Development Partners

The City of Norcross plans to take advantage of the many local organizations in economic development such as Partnership Gwinnett, a public-private initiative dedicated to bringing new jobs and capital investment to Gwinnett County. They work with Gwinnett cities as well as local partners to attract and retain jobs, cultivate capital investment, support educational institutions, foster workforce development, and contribute to the quality of life in the County.

Strategy for Relocating Displaced Residents

Norcross has determined that a relocation strategy is not necessary at this time because the city is focusing on targeting unoccupied, blighted or underdeveloped commercial areas where the relocation of residents is not a relevant issue. Should the need arise and the displacement of residents become necessary in the future, the Plan shall be amended to include a relocation plan and strategy for any residents who may potentially be affected.

Covenants and Restrictions to be placed on Properties

No covenants or restrictions will be placed on properties at this time.

Needed Public Infrastructure

Public water and power are readily available throughout the target area.

Strategy for Implementing the Plan

Upon adoption by the Norcross City Council, the City of Norcross will be the implementing entity for the Urban Redevelopment Plan.

Implementation Schedule

Public Hearing	Spring 2020
Adoption of Urban Redevelopment Plan	Spring 2020
Establish State Opportunity Zone	Winter 2020
Promote and Offer incentive packages for new businesses	2021

Appendix

Exhibit A (Norcross City Limits)

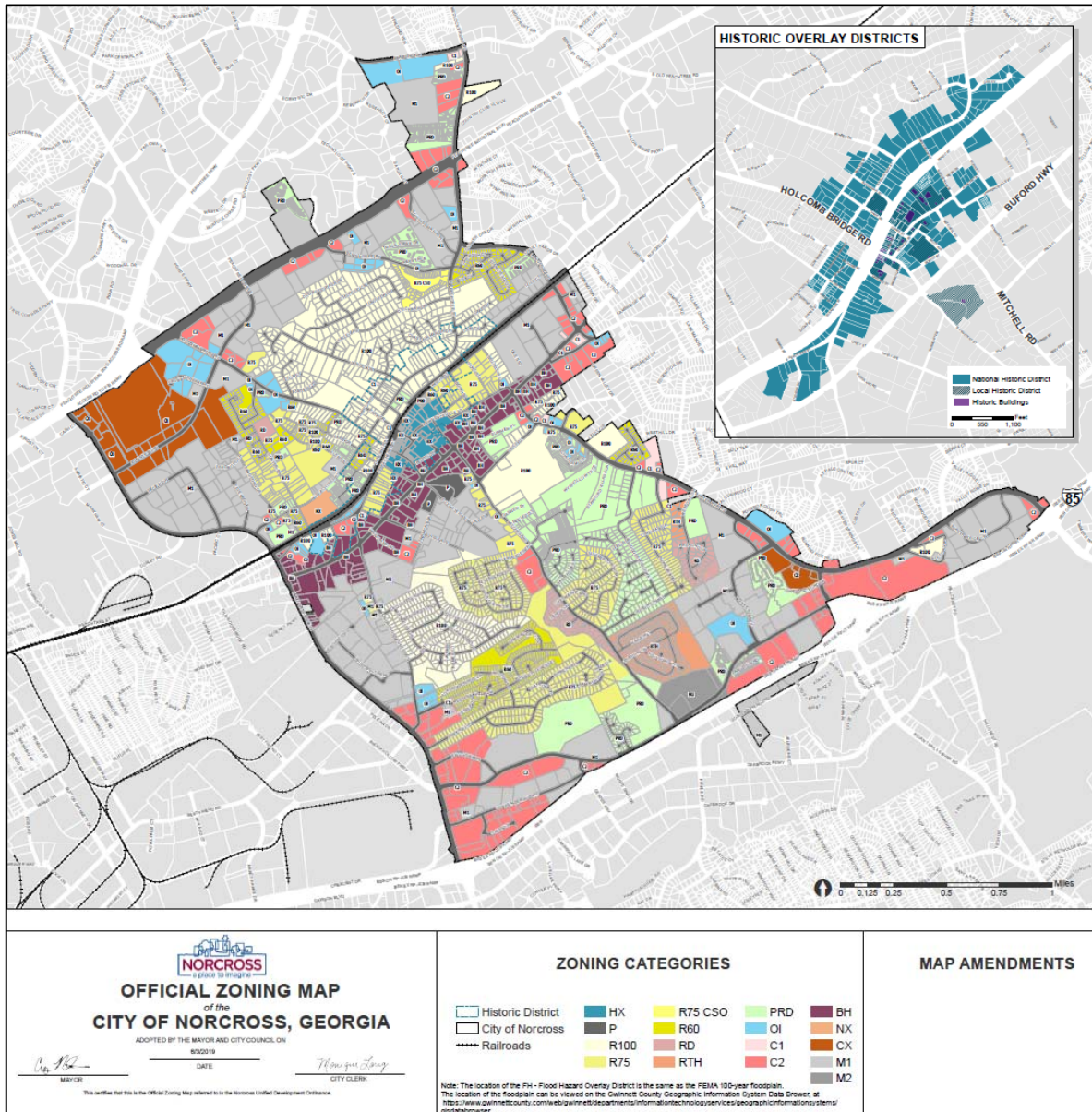
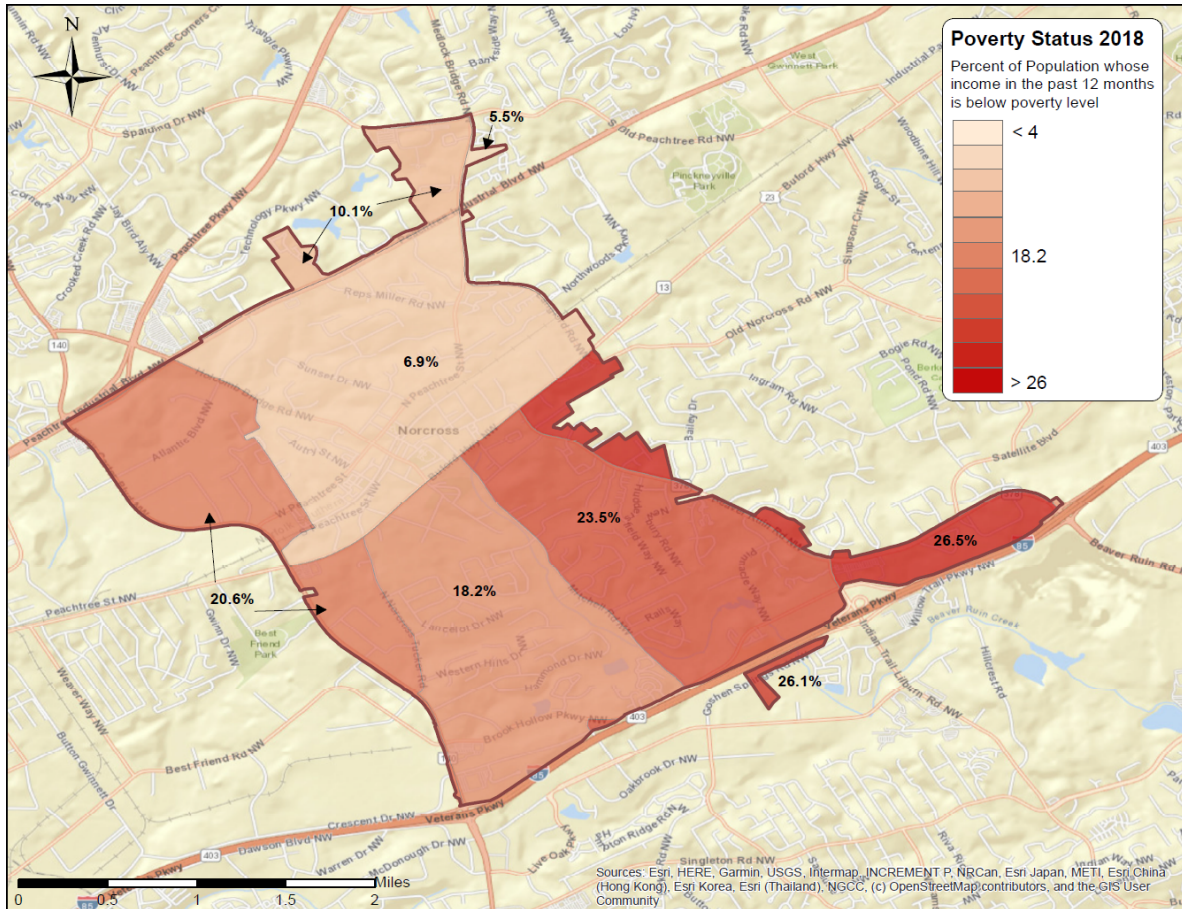


Exhibit B (Norcross Poverty Map)





MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5646	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	5/4/2020 6:30 PM	In Control:	Planning and Zoning
Title:	COA2020-0001/REZ2020-0001 370 Thrasher Street Historic Demolition and PRD Rezoning		

Sponsors:

Code Sections:

Attachments:

1. [COA2020-0001 REZ2020 FINAL May 2020 Report](#)

Title

COA2020-0001/REZ2020-0001 370 Thrasher Street Historic Demolition and PRD Rezoning

Drafter

Tracy Rye

Motion

A motion to approve/deny a request for historic demolition subject to the conditions established by the Architectural Review Board as enumerated in the attached:

- 1) The existing building is considered a non-contributing structure to the historic district
- 2) The existing building is approved for demolition of the building with the following conditions:
 - a. The applicant shall offer the house to the community at large to be relocated for a period of not less than one month prior to demolition.
 - b. The applicant shall recycle as many viable parts of the house and provide documentation of where or who recycled them, if the structure is not relocated from the property.
 - c. The applicant shall advertise on social media the availability of any parts of the house for reuse or recycling. The contractor will determine the fees and items for each part based on labor and liability costs. Final available picking timeframe shall be in effect for 30 days should the Mayor and Council approve COA2020-0001 I REZ2020-0001.

And

To approve/deny a request for a PRD (Planned Residential Development) subject to the conditions as recommended by the Architectural Review Board and Planning and Zoning Board as enumerated in the attached:

The Architectural Review Board recommended approval of the proposed site and elevation component of the application with the following conditions:

- 1) The applicant shall install a sidewalk on the property to tie into the existing city sidewalk network. The final location shall be determined by staff.
- 2) The applicant shall provide a usable outdoor public space. It may be hard surfaced, but must include seating, landscaping and trees that provide shade.
- 3) The parking area in front of the garages shall be minimum of 17.5ft in depth.
- 4) The stoop dimensions shall be 5ft x 6ft.
- 5) The steps leading to the front doors shall be brick.
- 6) The design standard 3.6.1.3 requirement for mutins to be of adequate depth to convey the proper effect of muntins and mullions shall apply to all elevations.
- 7) Black metal railings on front and rear elevations.
- 8) Facade cladding materials are approved as submitted from the 2/25/2020 revision, which are:
 - Lot 17: 3rd floor board and baton, 2nd floor brick, 1st floor brick
 - Lot 16: 3rd floor siding, 2nd floor board and baton, 1st floor brick
 - Lot 15: 3rd floor board and baton, 2nd floor board and baton, 1st floor brick
 - Lot 14: 3rd floor siding, 2nd board and baton, 1st floor brick
 - Lot 13: 3rd floor board and baton, 2nd floor brick 1st floor brick
- 9) The rear cladding material that faces toward Redwine Street, shall match the cladding material variation as called out in condition number eight above.
- 10) Lot 13, facing Gaines Street, shall be brick on first and second floor with windows similarly placed as the Thrasher Street elevation.
- 11) Wood shall be placed between windows at cantilevered sections.
- 12) Weathered Wood shall be employed on the primary roofing.
- 13) Side elevations shall have hip roofs as depicted in the original submission.
- 14) Metal shed roofs shall be bronze in color.
- 15) Judges paneling shall match the muntins and sashes in color.
- 16) The balconies that project toward Redwine Street shall be a minimum of 6ft in depth.
- 17) The applicant shall use 10-inch boxed columns for the elevation that projects toward Redwine Street.
- 18) The applicant shall extend the brick water table along the first floor and second floors for the elevations that projects toward Thrasher Street.
- 19) The applicant shall include two faux windows within the first floor brick work which employs a herring bone pattern.
- 20) The applicant shall install faux or real windows along the first floor for the elevations that project toward Gaines Street.

- 21) No two similar garage doors shall be side by side to show variation from dwelling unit to dwelling unit,
- 22) The color pallet submitted at the 2/25/2020 special called meeting shall be the approved color pallet for the townhome development.
- 23) The HVAC equipment shall be appropriately screened from view;
- 24) It is acknowledged that the Gwinnett County Fire Marshal may require modification to the site for oversized vehicles such as fire and garbage trucks.
- 25) The reveal (exposed portion) of siding shall be a minimum of four inches and shall not exceed six (6) inches per design standard 3.5.3.2.
- 26) Corner boards shall have the same width and depth as the siding reveal, and are not permitted to be greater than two inches of the siding reveal, or less than one inch of the siding reveal per design standard 3.5.3.3.
- 27) The band board delineating the second and third floors shall be 10 inches in width.
- 28) The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval, such as site lighting, light poles and mailbox kiosk.
- 29) Any changes from the Architectural Review Board approved component shall follow established procedures and may require additional public hearings.
- 30) A final Architectural Review Board inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.

Thrasher facing façade is subject to the following:

1. Concept plan as designed by staff and attached as part of the file;
2. Balcony to be 6' in depth with 6x6 stained wood or metal posts, and metal railings;
3. Doors and windows leading to balcony subject to administrative approval
4. Metal roof for balcony to match the primary roof;
5. Back window placement for end unit subject to administrative approval;
6. Soldier coursing along street facing façade subject to administrative approval

And

The Planning and Zoning Board recommended approval of the PRD by a vote of 4-0 on March 4, 2020 with the following conditions:

- 1) The PRD zoning designation shall be restricted to only townhome primary uses and allowable home occupations as accessory uses;
- 2) In conformance with the adopted 2040 Comprehensive Plan, the development is limited to a maximum of 5 townhome dwelling units; or 1 unit per .128 acres.
- 3) To accommodate potential building orientation concerns the setbacks and building height for the parcel shall be:

Yard	Front	Side, sou
Distance	35ft	0ft
Maximum height: 35ft defined in Article II, Section 102		

- 4) The applicant shall replace the existing Thrasher sidewalk with a new 8' wide sidewalk and rows of street trees subject to the approval of the City Arborist and City Engineer.

- 5) 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.
- 6) No allowable encroachments as defined under Section 206-8.B and no administrative variances as defined under 104-7.A shall be allowed;
- 7) The development shall comply with Norcross UDO Sections 203-89 parking minimums for townhomes and multifamily dwelling developments;
- 8) The development shall comply with the Architectural Review Board's conditions of approval;
- 9) 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 to any specific design standard or UDO code section not addressed in the staff report.
- 10) All common areas, including but not limited to streets and storm water systems, shall be maintained by a mandatory homeowner association;
- 11) The developer shall install a 4' sidewalk of pervious pavers with a 4' landscape strip along the property line adjacent to Clay Street, in addition, parallel parking spaces shall also be constructed of pervious pavers, subject to the approval of the City Engineer and City landscape review professionals.
- 12) Plant material use on site in landscape strips and buffers are subject to final approval of the City's landscape review professionals.
- 13) All utilities shall be buried.
- 14) The parking area in front of the garages shall be minimum of 17.5ft in depth



Community Development and Planning

TO: Mayor and Council

FROM: Tracy Rye, AICP, Community Development and Planning Director

DATE: May 4, 2020

SUBJECT: COA2020-0001/REZ2020-0001

CC: Rudolph Smith, City Manager

Background:

The applicant proposes to demolish the existing historic building and construct a five- unit planned residential townhome development independent of the abutting Seven community. Due to the relative narrowness of the property, the dwellings will be built deep into the lot along the south by southwestern property line. With the building oriented to match the lot depth, the typical side elevations will become the facade and rear, and the building front and rear will become the sides. Vehicular access to the lot is proposed to be along the northeast by north property line (paralleling Clay Street) which opens into a shared drive and visitor parking area. Each unit will provide a two-car garage and the site plan depicts additional parallel parking spaces.

Notable Recent Plan Changes:

The ARB met again with the applicant, at the request of Mayor and Council on April 21, 2020 to discuss modifications to the Thrasher Street facing façade. The applicant and ARB agreed to a modified façade that includes the use of a 6' deep metal railing balcony, exit door and side lights and metal roof subject to administrative ARB approval on a design proposed by City staff which is attached to this memo. All additional conditions are attached in the ARB section

The existing large tree in front of the house is currently compromised and the City Arborist has indicated that the new 8' sidewalk will accelerate the decline by compromising the root system. The Arborist has determined that offset rows of trees will be a suitable replacement for the canopy from that tree. Since the Policy session on 3/16/20, the developer has amended the site plan to include identified offset rows of street trees adjacent to the future 8' sidewalk along

Thrasher Street per the recommendation of the City Arborist. The developer will also install the 8' sidewalk along Thrasher Street in concert with the development process rather than the sidewalk being phased in. In addition, the developer will install a 4' wide sidewalk and a 4' landscape strip adjacent to the property line parallel to Clay Street. The 4' sidewalk will be constructed of pervious pavers along with the parallel parking spaces. Outdoor public space, as conditioned by the ARB, are also now shown on the site plan.

Recommendation:

Based on the mixed residential character of the area as well as the advancing level of deterioration of the on-site home and the topography of the site, the Community Development Staff recommends the following:

1. Demolition of the Historic Structure due to its advanced state of decline in accordance with the recommendations of the City's Architectural Review Board which are enumerated below along with the conditions outlined for the new construction.
2. Approval of the PRD plan as attached immediately behind this memo as amended by the applicant in March 2020 and subject to all zoning conditions enumerated below.

Zoning Conditions:

The Planning and Zoning Board recommended approval of the PRD by a vote of 4-0 on March 4, 2020 with the following conditions:

- 1) The PRD zoning designation shall be restricted to only townhome primary uses and allowable home occupations as accessory uses;
- 2) In conformance with the adopted 2040 Comprehensive Plan, the development is limited to a maximum of 5 townhome dwelling units; or 1 unit per .128 acres.
- 3) To accommodate potential building orientation concerns the setbacks and building height for the parcel shall be:

Yard	Front	Side, south	Side, north	Rear
Distance	35ft	0ft	0ft	0ft
Maximum height: 35ft defined in Article II, Section 102				

- 4) The applicant shall replace the existing Thrasher sidewalk with a new 8' wide sidewalk and rows of street trees subject to the approval of the City Arborist and City Engineer.
- 5) 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.

- 6) No allowable encroachments as defined under Section 206-8.B and no administrative variances as defined under 104-7.A shall be allowed;
- 7) The development shall comply with Norcross UDO Sections 203-89 parking minimums for townhomes and multifamily dwelling developments;
- 8) The development shall comply with the Architectural Review Board's conditions of approval;
- 9) 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 to any specific design standard or UDO code section not addressed in the staff report.
- 10) All common areas, including but not limited to streets and storm water systems, shall be maintained by a mandatory homeowner association;
- 11) The developer shall install a 4' sidewalk of pervious pavers with a 4' landscape strip along the property line adjacent to Clay Street, in addition, parallel parking spaces shall also be constructed of pervious pavers, subject to the approval of the City Engineer and City landscape review professionals.
- 12) Plant material use on site in landscape strips and buffers are subject to final approval of the City's landscape review professionals.
- 13) All utilities shall be buried.
- 14) The parking area in front of the garages shall be minimum of 17.5ft in depth.

ARB Conditions:

The ARB voted 3-1 that the existing home is a non-contributing structure in the National Historic District and voted 4-0 to recommend approval of the demolition of the home and approval of the elevations of the project with the following conditions:

Historic Demolition:

The Architectural Review Board recommended the following:

- 1) The existing building is considered a non-contributing structure to the historic district
- 2) The existing building is approved for demolition of the building with the following conditions:
 - a. The applicant shall offer the house to the community at large to be relocated for a period of not less than one month prior to demolition.
 - b. The applicant shall recycle as many viable parts of the house and provide documentation of where or who recycled them, if the structure is not relocated from the property.
 - c. The applicant shall advertise on social media the availability of any parts of the house for reuse or recycling. The contractor will determine the

fees and items for each part based on labor and liability costs. Final available picking timeframe shall be in effect for 30 days should the Mayor and Council approve COA2020-0001 I REZ2020-0001.

Architectural Review:

The Architectural Review Board recommended approval of the proposed site and elevation component of the application with the following conditions:

- 1) The applicant shall install a sidewalk on the property to tie into the existing city sidewalk network. The final location shall be determined by staff.
- 2) The applicant shall provide a usable outdoor public space. It may be hard surfaced, but must include seating, landscaping and trees that provide shade.
- 3) The parking area in front of the garages shall be minimum of 17.5ft in depth.
- 4) The stoop dimensions shall be 5ft x 6ft.
- 5) The steps leading to the front doors shall be brick.
- 6) The design standard 3.6.1.3 requirement for mutins to be of adequate depth to convey the proper effect of muntins and mullions shall apply to all elevations.
- 7) Black metal railings on front and rear elevations.
- 8) Facade cladding materials are approved as submitted from the 2/25/2020 revision, which are:
 - Lot 17: 3rd floor board and baton, 2nd floor brick, 1st floor brick
 - Lot 16: 3rd floor siding, 2nd floor board and baton, 1st floor brick
 - Lot 15: 3rd floor board and baton, 2nd floor board and baton, 1st floor brick
 - Lot 14: 3rd floor siding, 2nd board and baton, 1st floor brick
 - Lot 13: 3rd floor board and baton, 2nd floor brick 1st floor brick
- 9) The rear cladding material that faces toward Redwine Street, shall match the cladding material variation as called out in condition number eight above.
- 10) Lot 13, facing Gaines Street, shall be brick on first and second floor with windows similarly placed as the Thrasher Street elevation.
- 11) Wood shall be placed between windows at cantilevered sections.
- 12) Weathered Wood shall be employed on the primary roofing.
- 13) Side elevations shall have hip roofs as depicted in the original submission.

- 14) Metal shed roofs shall be bronze in color.
- 15) Judges paneling shall match the muntins and sashes in color.
- 16) The balconies that project toward Redwine Street shall be a minimum of 6ft in depth.
- 17) The applicant shall use 10-inch boxed columns for the elevation that projects toward Redwine Street.
- 18) The applicant shall extend the brick water table along the first floor and second floors for the elevations that projects toward Thrasher Street.
- 19) The applicant shall include two faux windows within the first floor brick work which employs a herring bone pattern.
- 20) The applicant shall install faux or real windows along the first floor for the elevations that project toward Gaines Street.
- 21) No two similar garage doors shall be side by side to show variation from dwelling unit to dwelling unit,
- 22) The color pallet submitted at the 2/25/2020 special called meeting shall be the approved color pallet for the townhome development.
- 23) The HVAC equipment shall be appropriately screened from view;
- 24) It is acknowledged that the Gwinnett County Fire Marshal may require modification to the site for oversized vehicles such as fire and garbage trucks.
- 25) The reveal (exposed portion) of siding shall be a minimum of four inches and shall not exceed six (6) inches per design standard 3.5.3.2.
- 26) Corner boards shall have the same width and depth as the siding reveal, and are not permitted to be greater than two inches of the siding reveal, or less than one inch of the siding reveal per design standard 3.5.3.3.
- 27) The band board delineating the second and third floors shall be 10 inches in width.
- 28) The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval, such as site lighting, light poles and mailbox kiosk.
- 29) Any changes from the Architectural Review Board approved component shall follow established procedures and may require additional public hearings.
- 30) A final Architectural Review Board inspection shall occur prior to release of the

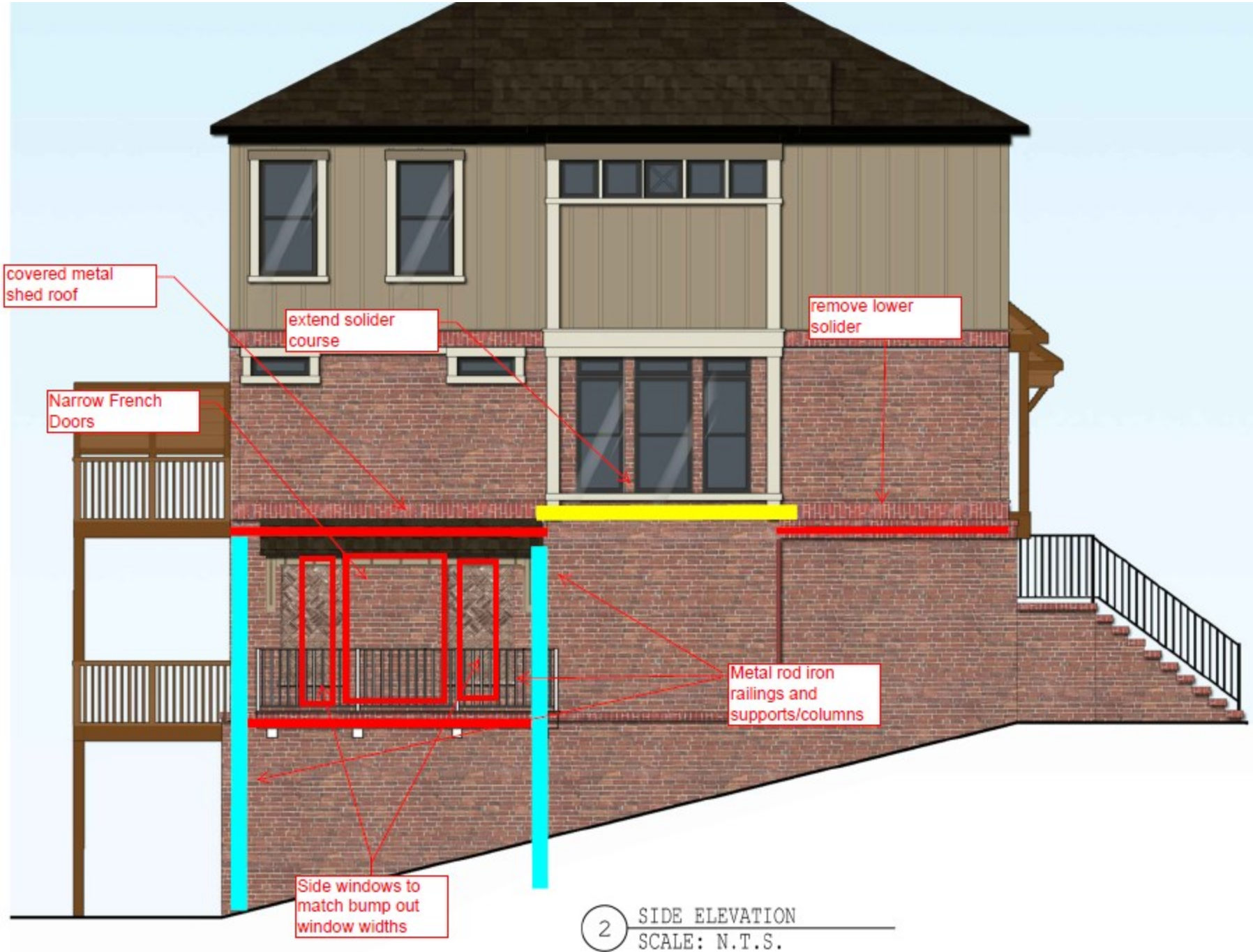
certificate of occupancy to confirm compliance with the above conditions.

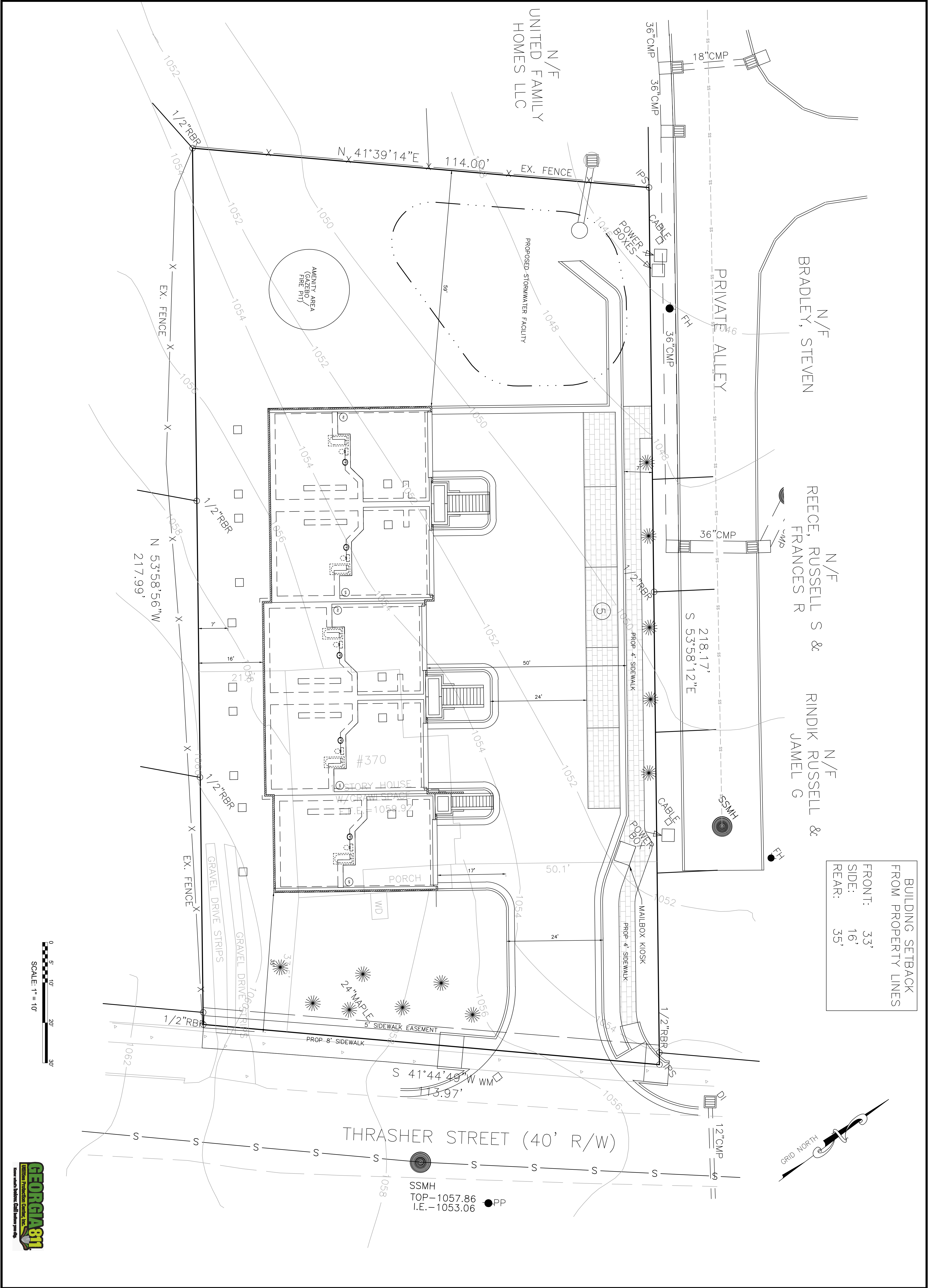
Thrasher facing façade is subject to the following:

1. Concept plan as designed by staff and attached as part of the file;
2. Balcony to be 6' in depth with 6x6 stained wood or metal posts, and metal railings;
3. Doors and windows leading to balcony subject to administrative approval
4. Metal roof for balcony to match the primary roof;
5. Back window placement for end unit subject to administrative approval;
6. Soldier coursing along street facing façade subject to administrative approval

Front Elevation:







DRAWING NO.: C-4.0	PROJECT No.	21912-2
	LAND LOT(S):	243
	DISTRICT:	6 th
	COUNTY:	WINNETT
	SCALE:	1"=10'
	DATE:	DECEMBER 27, 2019

CONCEPT PLAN	
THRASHER ST. TOWNHOMES	
370 THRASHER STREET	
NORCROSS, GA	

REVISIONS		
DATE	Δ	DESCRIPTION
01/02/2020	1	ADDED BUILDING SETBACK INFO
02/03/2020	2	SHIFTED SITE TOWARD THRASHER STREET
02/21/2020	3	ADDRESS CITY COMMENTS
03/25/2020	4	MODIFIED S/W AND PLANTING
03/26/2020	5	MODIFIED S/W PER CITY COMMENT



Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE:(404) 873-5874
www.urbanengineers.net

Petition Number: COA2020-0001 / REZ2020-0001

Project Type:	New residential development
Property Location:	370 Thrasher Street
Tax Parcel ID:	6243 093
Petitioner:	Derrick Cheek
Petitioner's Request:	Demolition of a historic property Construction of a new 5-unit townhome development Provide PRD zoning conditions
Vicinity Map:	



Property Data Chart: 370 Thrasher Street, APN 6243 093			
Current Zoning: PRD	Requested Zoning: PRD zoning standards	Acreage: .64 acres	2040 Comprehensive Designation: Hopewell Woods
500ft Adjoining Parcels, Developments, Zoning and Uses	Estimated Lot Dimensions	Topography	
<u>North:</u> National Historic District, PRD, R100 & R60, M1; Residential: Seven, Colonel Jones Park, Historic District; Church: Hopewell Baptist Church	Note: The subject parcel is rectangular <u>Width:</u> 115 LF <u>Depth:</u> 220 LF	The parcel's high point is at the southern portion of the lot along Thrasher Street.	
<u>South:</u> PRD, Railroad, OI, R75, C1; Residential: Historic District; Office: Magnolia Station; Event Hall: A Divine Event	Building Dimensions	Elevation High: 1058ft Low: 1046ft <i>Note: the sewer invert elevation at Thrasher Street is 1053ft</i>	
<u>East:</u> R75, Railroad; Residential: Historic District	<u>Entire Building</u> Width: 54 LF Length: 119LF Height: 34 LF	Encumbrances	
<u>West:</u> National Historic District, PRD, HX, M1; Residential: Seven, Historic District & Broadstone; Church: Hopewell Baptist Church & La Luz Del Mundo		<u>Stream buffer:</u> none noted according to the plat and Gwinnett GIS <u>Easements:</u> there are none noted according to the plat and Gwinnett GIS	

Staff Note

Under the UDO Section 104-3.B rezoning applications involving the Planned Residence District (PRD) requires the first review to be by the Architectural Review Board, followed by Planning and Zoning Board, Mayor and Council's policy meeting and the Mayor and Council's regular meeting for final action. As the subject parcel is within the National Historic District, the application also includes a historic demolition component for the Architectural Review Board to consider. This process is expected to run 95 days from date of filing deadline to tentative final action. Below is the schedule of dates.

Board	Meeting Type	Meeting	Meeting Time	Room
ARB	Hearing	Tuesday, February 18, 2020	6:00 PM	2nd Floor Conference Room
P&Z	Hearing	Wednesday, March 4, 2020	6:30 PM	Council Chambers
MC& Policy	Meeting	Monday, March 16, 2020	6:30 PM	2nd Floor Conference Room
M&C Regular	Hearing	Monday, April 6, 2020	6:30 PM	Council Chambers

City of Norcross Mayor and Council Policy Meeting for March 16, 2020 at 6:30 PM

Applicant's Request

In June 2019 the city adopted the Unified Development Ordinance and zoning map. During the adoption process, the Mayor and Council rezoned the subject property to eliminate the zoning inconsistency between the Seven development and 370 Thrasher Street by changing it from M-1 to Planned Residence District (PRD). The PRD supports a wide variety of residential, as well as some non-residential uses, based on housing types and densities as allowed in each of the Comprehensive Plan's land use character areas. The Hopewell Woods character area supports single-family attached and detached developments, up to a maximum of eight dwelling units per acre. The submitted application is for the demolition of an existing structure within the National Historic District, the adoption of zoning standards that conform with both the 2040 Comprehensive Plan and the development character along Thrasher Street and to allow for the construction of five attached townhomes.

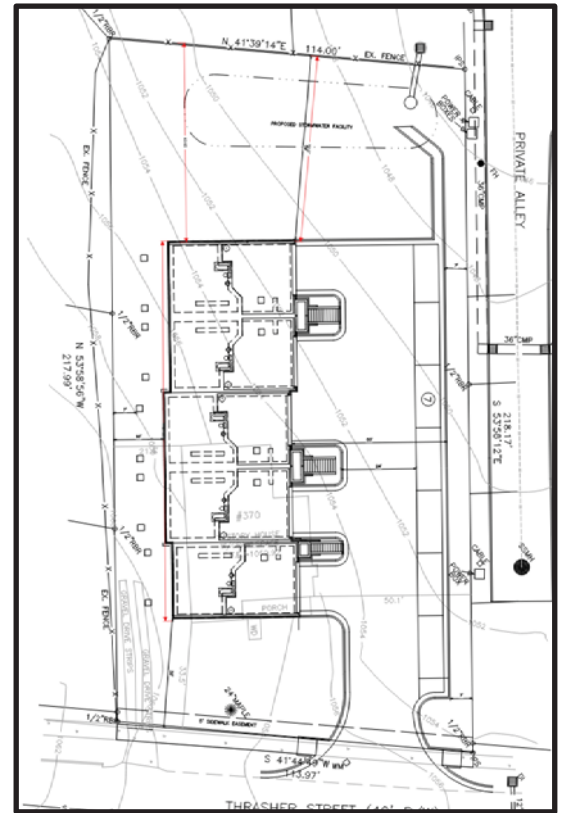
Site Description

370 Thrasher Street appears to be a remnant keystone parcel that was not included within the 2004 Norcross Seven rezoning and development plan. Situated just north of the railroad tracks and west of Holcomb Bridge Road, the subject .64-acre parcel is located within the Hopewell Woods character area. It is within a quarter mile walk from Downtown Norcross and is within the National Historic District boundaries. The rectangular lot is an estimated 115 linear feet wide by 220 linear feet deep and is accessible by foot and by vehicle along Thrasher Street. The topography slopes downward from a high of 1058ft at the southern property line at Thrasher Street to a low of 1046ft at the rear of the property abutting Clay Street. Currently the site's vehicular access is via a gravel drive located along the south by southwest property line and the existing dwelling is located immediately to the right.

Project Description

The applicant proposes to demolish the existing historic building and construct a five-unit townhome development independent of the abutting Seven community. Due to the relative narrowness of the property, the dwellings will be built deep into the lot along the south by southwestern property line. With the building oriented to match the lot depth, the typical side elevations will become the façade and rear, and the building front and rear will become the sides. Vehicular access to the lot is proposed to be along the northeast by north property line (paralleling Clay Street) which opens into a shared drive and visitor parking area. Each unit will provide a two-car garage and the site plan depicts seven parallel parking spaces. Pedestrian access to the site is currently provided by the existing Thrasher Street sidewalk and will be discussed in greater depth below.

The proposed setbacks will be a 35ft front yard, 16ft and 50ft side yards, and 59ft rear yard. The overall building dimensions are an estimated 120 feet deep by 40 feet wide and shares a hipped roof system with an 8/12 pitch. Two of the central units, identified as lots 15 and 16, will be stepped back an estimated two feet from the abutting units. It will be clad in board and batten, siding and brick. Each 24-foot-wide unit's typical façade will consist of a staircase to access the second floor entry door, a covered portico, a two car garage and appropriately scaled fenestrations on the second and third floors. Additional differentiation between the units is through the use of bump outs, shed roofs, turned gables or a Juliette balcony.



Historic Demolition

The subject parcel and building are located within the National Historic District. Available records from Gwinnett County GIS and the 2007 Historic and Architectural Survey (HaAS) indicate it was constructed as early as 1880 or as late as 1904. The HaAS indicates that the dwelling may have been moved to the location and that additions were made to the original structure. It is possible that the original date of construction was 1880 and that the possible relocation and additions were completed in 1904.

The property owner has been in conversations with several developers, real estate agents and builders, as well as the city, for possible options to redevelop the property and the correct process to follow since late 2017. Discussions have ranged from relocation of the existing building, to maintaining it and constructing additional residential units around it, to complete redevelopment. The submitted application is a request for the complete demolition and redevelopment of the building and site. The city building official inspected the building and noted *“several additions and alterations”* have been made to the original structure and that the *“overall framing is in poor to fair condition.”* As noted in a letter regarding the feasibility of relocating the building, *“Many of the rafters, floor joists and load bearing beams are insufficient because of water damage and or insect infiltration.”* Full copies of the city building official’s and the licensed general contractor’s letter are attached below in the exhibits.

Historic District Demolition Analysis

According to the Sections 104-5.8 and 307-6.F of the Unified Development Ordinance, applications for historic demolition within the National Historic District are reviewed by the Architectural Review Board and presented to the Mayor & Council for final determination. The Norcross Architectural and Site Design guidelines provide the criteria by which historic demolition permits are evaluated. The process is as follows:

- a. Determine if the subject building is considered a contributing or non-contributing building to the National Historic District:
 - i. If it is determined that the subject building is non-contributing then:
 1. The demolition of a non-contributing structure within the district is allowed under the following conditions:
 - a. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
 - b. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.
 - ii. If it is determined that the subject building is contributing then:
 1. The demolition of a contributing structure within the district is allowed under the following conditions:
 - a. 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.
 - b. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
 - c. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans

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.”*

In the block created by the Seven development and bound by Autry, Thrasher and West Peachtree Streets, this is the only historic building remaining. All other construction is considered non-contributing as it does not contribute to the architectural or historic significance of the historic district.

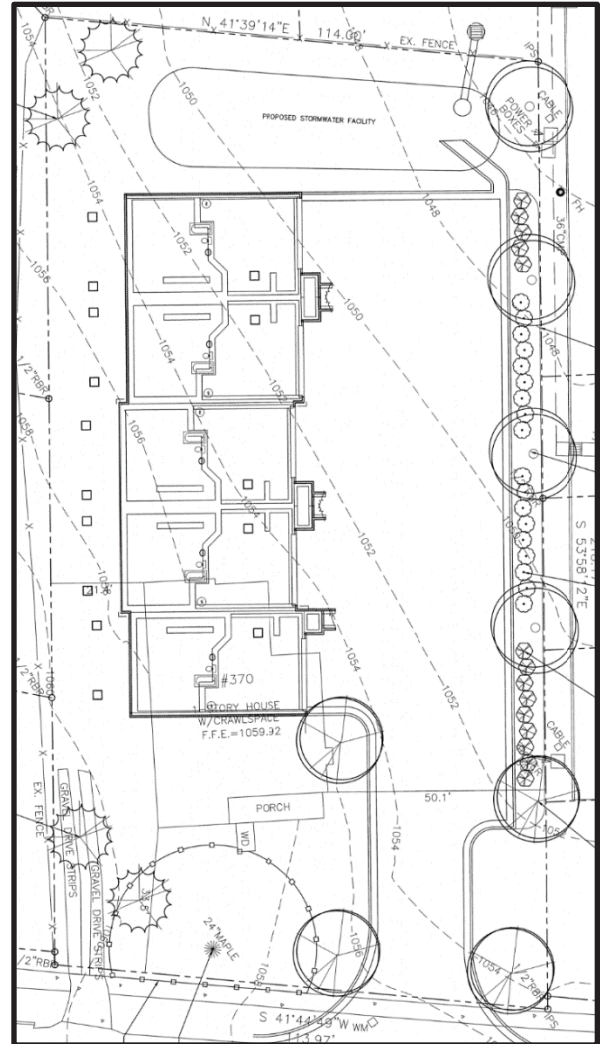
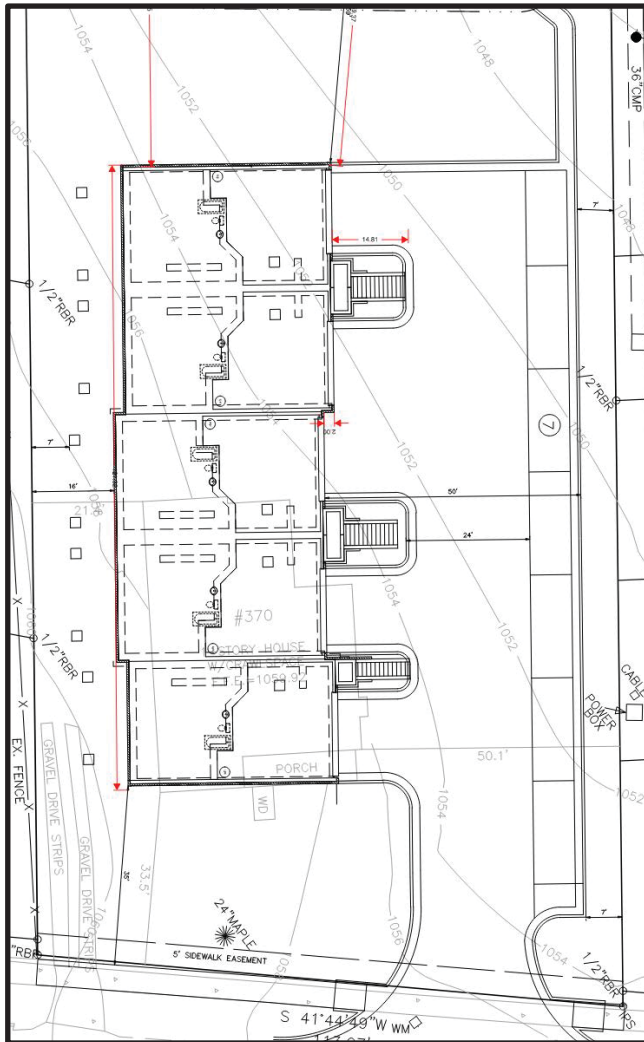
Second, the ARB will need to determine the feasibility of rehabilitating the dwelling for use. As stated in the attached letters, the structure is not a good candidate for relocation and there will be major improvement for rehabilitating the dwelling.

Third, the ARB will need to review the financial statement that finances are sufficient for the developer to construct the proposed product. See the exhibits for the developer’s financial statement.

Architectural Review

Landscape and Site Plan Analysis

The submitted concept plan, dated 12/31/2019, depicts a variety of plantings along the Clay Street side of the development and along Thrasher Street. It also calls for the preservation of the existing 24-inch maple at Thrasher Street.



TREE PLAN CALCULATIONS:

Plant Schedule								
BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	UNITS	TOTAL	GENUS %	REMARKS
TREES								
<i>Acer rubrum</i>	Red Maple	4	2" Cal.	Per Plan	0.30	1.2	33.3%	1, 4, 5, 6, 7, 9, 10, 11
<i>Magnolia grandiflora</i>	Southern Magnolia	4	3" Cal./14'-16' Ht.	Per Plan	0.40	1.6	33.3%	1, 4, 5, 6, 7, 8, 10, 11
<i>Quercus nuttallii</i>	Nuttall Oak	4	2" Cal.	Per Plan	0.30	1.2	33.3%	1, 4, 5, 6, 7, 10, 11
SHRUBS								
<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	14	5 Gal.	48" O.C.				6, 7, 8, 10, 12
<i>Azalea</i> 'Formosa'	Formosa Azalea	15	5 Gal.	48" O.C.				6, 7, 8, 10, 12
Total Proposed Trees:		12	Total Proposed Density Units:			4.0		
Notes:								
1. Tree Selections are from the City of Norcross Tree Species List.								
2. Units shown are from Table 205-5 (2) of Article V of the Unified Development Ordinance.								
3. Shrubs shown are part of the required 5' minimum perimeter screen as per Section 205-4-D-2 of Article V of the Unified Development Ordinance.								

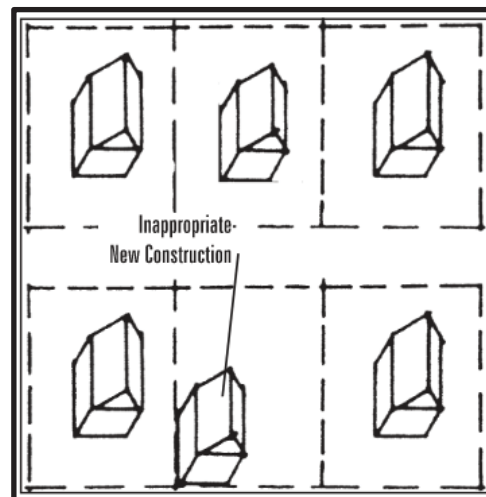
Density Calculation		
Total Property		0.57 AC
Times Required Units per Acre	x	16
		9.12 UNITS
Minus Existing Tree Units	-	5.40 UNITS
Equals Required Density Units		3.72 UNITS
Proposed Tree Units on Plans		4.00 UNITS
REQUIREMENT MET		

City of Norcross Mayor and Council Policy Meeting for March 16, 2020 at 6:30 PM

Items for Discussion:

- 1) As stated above, the building's setbacks will be: Front: 35ft, Sides 16ft and 50ft, and Rear: 59ft. While zoning setbacks are not a typical area of discussion within the purview of the Architectural Review Board, the PRD process does allow the Board the ability to address the building orientation to the street and adjacent properties. Along Thrasher Street the building setback of Seven ranges from 5ft, the buildings directly north of the subject property, to 18ft at the townhomes abutting the Broadstone development. Questions for the Board to consider are:

- i. Would it be appropriate to move the building forward toward the street with a minimum setback of 10ft and a maximum setback of 15ft from the existing right-of-way?
- ii. Note: during pre-hearing discussion, it was noted that garage doors should not be visible from the right of way. The proposed 35ft setback significantly obscures the garage doors. However, additional landscaping and a greenscreen product could minimize the garage door appearance.
- iii. Should the Board agree to pulling the building forward, a revised landscape and site plan will be required.



- 2) The applicant has agreed to grant a 5ft sidewalk easement along Thrasher Street in case the city plans to widen the existing sidewalk to match the 8ft wide sidewalk at the Broadstone development. Staff recommends that the proposed 5ft easement be a land dedication to avoid possible liability concerns for future landowners.
- 3) Staff recommends the installation of a new 5ft sidewalk that connects to the existing sidewalk network at Thrasher Street and wraps three sides of the building.
- 4) 1.4.4 The creation of usable outdoor public spaces is required. These spaces may be hard surfaced but must include seating and landscaping. Trees that provide shade are required. If the building is pulled forward, would it be appropriate to include an open space between the building rear and the detention pond?
- 5) Vehicle circulation and parking as currently presented may need to be re-worked. The parking area in front of the garages appears to be only 15ft in depth. A standard parking space depth is 17.5ft. The curbed staircase landings will need to be extended to prevent parked vehicles hanging in the drive isle. A standard parallel parking width is 10ft. It is also possible the Gwinnett County Fire Marshal will require a hammerhead or additional turn area for oversized vehicles such as fire and garbage trucks.
- 6) The applicant should discuss exterior lighting locations and mounting structures.
- 7) The applicant should discuss the mail kiosk location and design.

Elevation: Front (Left side facing)

As stated above, the façade is clad in brick and board and batten. The brick is employed on the first floor as a water table that wraps the two-car garage and the staircase that leads to the second-floor entry way. The second and third floors are exclusively clad in board and batten. Architectural features include turned gables, shed roofs, transom windows, a 10-inch band board that delineates the second and third floors and bump-outs. Window types include 2 over 2, 4 over 1 and fixed. Roof pitches include 8:12 for the primary shared hip roof, 12:12 pitch for the turned gables and 6:12 for the shed roofs and entry way porticos.



Discussion Items:

- 1) 3.7.3.1 Front porches, verandahs and terraces must be at least six feet deep to accommodate porch furniture as well as the passage of one person. The applicant should provide stoop dimensions and the Board should discuss the appropriateness of this design standard.
- 2) 3.6.1.3 Snap-in girds for windows are prohibited. Light divisions cannot be removable and will not be of adequate depth to convey the proper effect of muntins and mullions.
- 3) The applicant should clarify the handrail material and colors for the staircases and Juliette Balcony.
- 4) Typically, staff recommends cladding material variation between each unit and that the variation matches the rear elevation. The Board should consider if a façade clad primarily in one material is appropriate in context to the abutting Seven development.

Note: this elevation will project toward the parking area and Clay Street.

Elevation: Rear (Right side facing)

The rear elevation is clad in board and batten for the third floor, siding for the first and second floors and employs brick for the water table. The primary feature notable on this elevation is the double balconies. Similar to the façade, the second and third floors are delineated with a 10-inch band board. Windows are a uniform 1 over 1 with a single door window and transom. Window and door placements are varied from each unit.



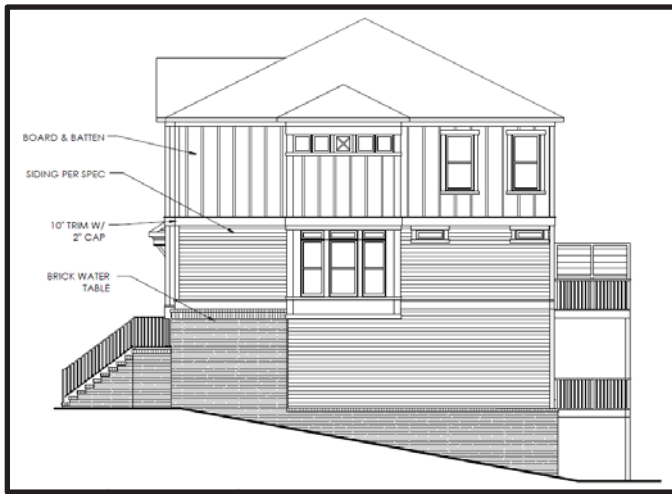
Items for discussion:

- 1) 3.7.3.1 Front porches, verandahs and terraces must be at least six feet deep to accommodate porch furniture as well as the passage of one person. The balconies appear to be 9ft in depth, but the applicant should provide the dimensions.
- 2) If the Board requires windows on the rear elevation to match the façade, then muntins and mullions will be required to convey depth on the window.
- 3) The applicant should clarify the handrail material and colors for the balconies.
- 4) The applicant should clarify the column dimensions and shape (round vs box) for the rear balconies.
- 5) The Board should consider the following regarding the rear elevation cladding:
 - a. This elevation will project directly into the Seven development from Redwine Street.
 - b. Typically, staff recommends cladding material variation between each unit and that the variation matches the façade and rear elevations.
 - c. The proposed cladding plan may be sufficient to draw a distinction from the Seven development.
- 6) If the Board finds that a 5ft sidewalk that wraps three sides of the building is appropriate from the landscape and site discussion, would a staircase from the first-floor balcony be appropriate?

Note: the topography depicted with the rear elevation may not reflect actual site conditions.

Elevations: Left/Right Sides (Façade/Rear)

The side elevations are clad in brick, siding and board and batten and employ fixed and 1 over 1 windows. The right side will project toward the rear of the property where the on-site detention pond is located.



Right Elevation (Rear)



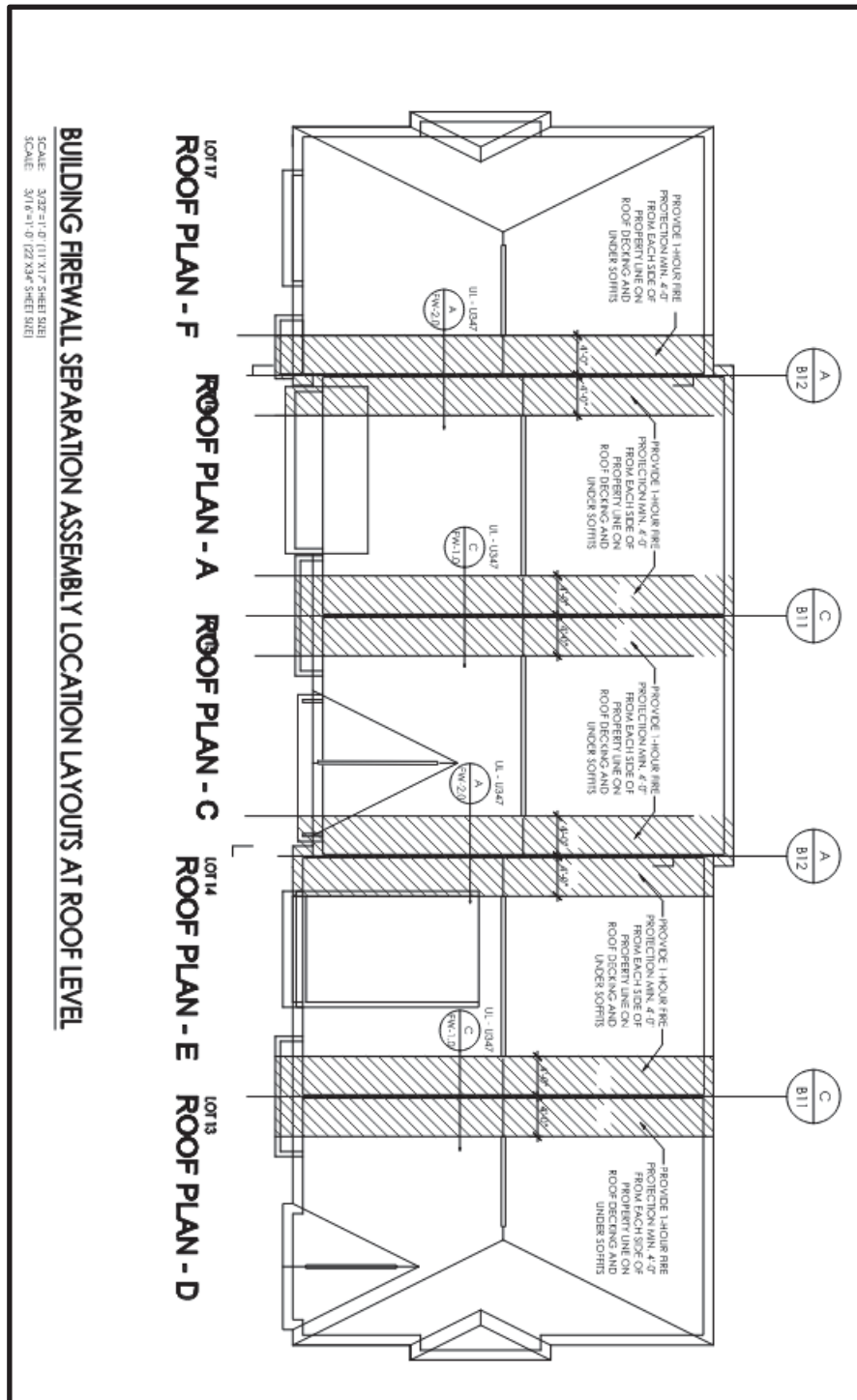
Left Elevation (Front)

Note: The left elevation will project toward Thrasher Street.

Items for discussion:

- 1) Would it be appropriate to extend the brick water table along the first floor?
- 2) 3.5.1.2 Blank façades of twenty feet or more shall contain a combination of architectural treatments, windows, and doors. Would it be appropriate to require the installation of faux windows along the first floor on both elevations?

Roof Plans



Colors and Materials

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

(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.)

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM*Façade and sides*

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor	6" / 8" Hardi	SW7008
Primary Façade: Second Floor	Hardi	SW7008
Primary Façade: Third Floor	Hardi Board Batten	SW7008
Left Side: First Floor	Board Batten Brick	SW7008
Left Side: Second Floor	Board Batten	SW7008
Left Side: Third Floor	Board Batten	SW7008
Left Side: Basement	Brick	SW7008
Right Side: First Floor	Board Batten	SW7008
Right Side: Second Floor	Board Batten	SW7008
Right Side: Third Floor	Board Batten	SW7008
Right Side: Basement	Brick	SW7008
Rear: First Floor	Brick	SW7008
Rear: Second Floor	Board Batten	SW7008
Rear: Third Floor	Board Batten	SW7008
Rear: Basement	Brick	SW7008

DEADLINE AND HEARING SCHEDULE

The process for obtaining a COA from the ARB are as follows: 1) applications submitted on the 3rd Tuesday of each month 2) will be heard before the Architectural Review Board on the 3rd Tuesday of the following month.

1: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

2: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

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

Colors and Materials



CERTIFICATE OF APPROPRIATENESS APPLICATION

(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.)

COLOR AND MATERIAL PLACEMENT ADDENDUM

Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry	Painted Alabaster	SW7008
Garage Doors	Carriage Style	SW7002 Black Fox
Trim	6" and 10" Hardi.	SW7008
Mortar	Standard Type N	Buff AS
Gutters	6" Metal	SW7008
Corner Board	6" Hardi.	SW7008
Railings	Metal	Black Fox SW7020
Windows	Wood	SW7002 Black Fox
Window Sills	Wood	SW7002
Window Muntin/Mullion	Wood	SW7002
Columns		
Other Architectural Features	Cedar Decks/Handrails	
Other Architectural Features	Roofing Arch Shingles	Weath Wood

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1: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

2: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

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

Recommendations

The Architectural Review Board considered both the historic demolition and architectural design components of the submitted application. Below you will find the Board's recommendations:

Historic Demolition:

The Architectural Review Board recommended the following:

- 1) The existing building is considered a non-contributing structure to the historic district
- 2) The existing building is approved for demolition of the building with the following conditions:
 - a) The applicant shall offer the house to the community at large to be relocated for a period of not less than one month prior to demolition.
 - b) The applicant shall recycle as many viable parts of the house and provide documentation of where or who recycled them, if the structure is not relocated from the property.
 - c) The applicant shall advertise on social media the availability of any parts of the house for reuse or recycling. The contractor will determine the fees and items for each part based on labor and liability costs. Final available picking timeframe shall be in effect for 30 days should the Mayor and Council approve COA2020-0001 / REZ2020-0001.

Architectural Review:

The Architectural Review Board recommended approval of the proposed site and elevation component of the application with the following conditions:

- 1) The applicant shall install a sidewalk on the property to tie into the existing city sidewalk network. The final location shall be determined by staff.
- 2) The applicant shall provide a usable outdoor public space. It may be hard surfaced, but must include seating, landscaping and trees that provide shade.
- 3) The parking area in front of the garages shall be minimum of 17.5ft in depth.
- 4) The stoop dimensions shall be 5ft x 6ft.
- 5) The steps leading to the front doors shall be brick.
- 6) The design standard 3.6.1.3 requirement for mutins to be of adequate depth to convey the proper effect of muntins and mullions shall apply to all elevations.

City of Norcross Mayor and Council Policy Meeting for March 16, 2020 at 6:30 PM

- 7) Black metal railings on front and rear elevations.
- 8) Façade cladding materials are approved as submitted from the 2/25/2020 revision, which are:
 - 1) Lot 17: 3rd floor board and baton, 2nd floor brick, 1st floor brick
 - 2) Lot 16: 3rd floor siding, 2nd floor board and baton, 1st floor brick
 - 3) Lot 15: 3rd floor board and baton, 2nd floor board and baton, 1st floor brick
 - 4) Lot 14: 3rd floor siding, 2nd board and baton, 1st floor brick
 - 5) Lot 13: 3rd floor board and baton, 2nd floor brick 1st floor brick
- 9) The rear cladding material that faces toward Redwine Street, shall match the cladding material variation as called out in condition number eight above.
- 10) Lot 13, facing Gaines Street, shall be brick on first and second floor with windows similarly placed as the Thrasher Street elevation.
- 11) Wood shall be placed between windows at cantilevered sections.
- 12) Weathered Wood shall be employed on the primary roofing.
- 13) Side elevations shall have hip roofs as depicted in the original submission.
- 14) Metal shed roofs shall be bronze in color.
- 15) Judges paneling shall match the muntins and sashes in color.
- 16) The balconies that project toward Redwine Street shall be a minimum of 6ft in depth.
- 17) The applicant shall use 10-inch boxed columns for the elevation that projects toward Redwine Street.
- 18) The applicant shall extend the brick water table along the first floor and second floors for the elevations that projects toward Thrasher Street.
- 19) The applicant shall include two faux windows within the first floor brick work which employs a herring bone pattern.
- 20) The applicant shall install faux or real windows along the first floor for the elevations that project toward Gaines Street.
- 21) No two similar garage doors shall be side by side to show variation from dwelling unit to dwelling unit,
- 22) The color pallet submitted at the 2/25/2020 special called meeting shall be the approved color pallet for the townhome development.
- 23) The HVAC equipment shall be appropriately screened from view;
- 24) It is acknowledged that the Gwinnett County Fire Marshal may require modification to the site for oversized vehicles such as fire and garbage trucks.
- 25) The reveal (exposed portion) of siding shall be a minimum of four inches and shall not exceed six (6) inches per design standard 3.5.3.2.
- 26) Corner boards shall have the same width and depth as the siding reveal, and are not permitted to be greater than two inches of the siding reveal, or less than one inch of the siding reveal per design standard 3.5.3.3.

- 27)The band board delineating the second and third floors shall be 10 inches in width.
- 28)The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval, such as site lighting, light poles and mailbox kiosk.
- 29)Any changes from the Architectural Review Board approved component shall follow established procedures and may require additional public hearings.
- 30)A final Architectural Review Board inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.

ZONING ANALYSIS

Current Zoning

As mentioned above, the property was zoned to Planned Residence District (PRD) from M1, Light Industry, in June 2019, as a cleanup of abutting non-compatible uses. While no specific zoning or development standards were adopted to address setbacks, parking, site improvements or define specifically allowable uses, this did allow existing residents and potential developers know that the City intended uses that conformed with the 2040 Comprehensive Plan.

Zoning Request

The applicant is requesting townhome usage on the subject parcel with the following setbacks: a 35ft front yard, 16ft and 50ft side yards, 59ft rear yard and a maximum height of 34ft. Looking at the development pattern within the area of influence, the existing Norcross Seven development along Thrasher Street, front yard setbacks range from 5ft at the northern abutting property line to 18ft abutting the Broadstone development. In order to maintain the established building orientation it would be appropriate to require a minimum setback of 10ft and a maximum setback of 15ft from the existing right-of-way. The 34ft building height is appropriate to the area of influence. While the applicant has depicted fairly large side and rear yard setbacks, staff suggests 0ft along the south by southwest property line and 0ft along the north by northeast property line and 0ft along the rear of the property to accommodate parking layout requirements.

Parking requirements are governed by Section 203-9, Residential Parking. Townhomes are required to provide two parking spaces per unit, plus 1 additional space for every four units. Under this code the site is required to provide a total of 12 parking spaces. The applicant is proposing a total of 25 parking spaces, ten provided in the 2-car garages, 10 at the parking pads in front of the garage and an additional 5 along the north by northeast property line. Parking space dimensions are in Section 203-4. To prevent portions of vehicles projecting into the drive isle, it is recommended that these parking pads be at least 17.5ft in depth. Final parking site layout may need approval by the Gwinnett County Fire Marshal.

Additional site improvement are required, when feasible, under the adopted Norcross Site and Design Standards. In particular, the creation of an open space amenity for the development that includes seating sufficient to support the residents of the future development, landscaping and trees that provide shade would be appropriate if the building is pulled toward Thrasher Street as recommended above. It could be located at the rear of the building.

Finally, the PRD allows for a variety of residential and non-residential uses. The applicant is specifically requesting townhomes usage on the subject parcel.

2040 Comprehensive Plan Analysis

The 2040 Comprehensive Plan, the comp plan, is a document that reflects the wishes of the community as acknowledged and adopted by the Mayor and Council. The comp plan contains four sections to determine the appropriateness of a zoning action. Those sections are: A) Table 2.4 a matrix that depicts land uses by character area, B) specific visions for each of the thirteen-character areas, C) the overarching policy goals for the city and D) Land use definitions. The subject parcel falls within Character Area 5, Hopewell Woods.

A. Land Uses by Character Area

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

- Low Density Residential
- Medium Density Residential
- Planned residential community (mixed housing types allowed)
- Skilled Nursing Facilities (no rehab)
- Neighborhood level commercial, studio or office (<5,000 sf)
- Mixed-use (vertical)
- Places of assembly
- Transportation, Communication, Utilities
- Parks and Recreation

B. Character Area Vision

- Residential areas have a traditional neighborhood design
- A mix of housing types accommodate varied incomes and life stages (young singles, families, empty-nesters, etc.)
- High-end infill development provides housing options for working professionals
- Townhomes and other medium-density housing types create a transition from single-family neighborhoods

C. Policy Goals

- Policy 1-3: Support opportunities for infill development that reflects the neighborhood character.
- Policy 1-4: Encourage mixed-use development and pedestrian-oriented design standards.
- Policy 1-5: Encourage greenspace in all new development.
- Policy 1-8: Add value to our community through landscaping, lighting, signage, underground utilities, and building design.

- Policy 1-11: Preserve and complement the traditional historic, architectural and landscape character of the Downtown core and surrounding neighborhoods, while guiding reasonable growth.
- Policy 2-3: Promote walkable, bicycle friendly, safe neighborhoods.
- Policy 3-5: Encourage parking to be located behind and to the side of buildings.
- Policy 3-7: Create pedestrian-friendly streetscapes through public investment, zoning regulations and design guidelines.
- Policy 4-4: Accommodate new development while enhancing existing local assets.
- Policy 5-4: Encourage residential development downtown to activate and diversify the area.

D. Land Use Definition

Medium Density Residential - land occupied by residential uses and customary accessory uses at a density up to and including 8 dwelling units per acre.

Standards Governing the Exercise of Zoning Power

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

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

The request is for a five-unit single-family attached townhome development under the City's Planned Residence District (PRD) concept. The subject parcel is a remnant parcel that was not included in the initial 2004 Seven Norcross development. The requested development standards are appropriate to the Hopewell Woods character area according to the 2040 Comprehensive Plan and compatible with the area of influence along Thrasher Street.

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

The applicant is requesting development standards for the existing Planned Residence District (PRD) for a single-family attached townhome concept similarly found within the area of influence. The area most likely will be built out within the next 2 to 4 years, depending on the strength of the economy. If approved, this will complement the existing residential developments.

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

The subject site is currently occupied by a detached single family residential dwelling that is in a structurally declining state. Based on the city building official's report, it is likely that rehabilitation costs will exceed the value of the current dwelling. Also, there are no adopt zoning standards on the site to guide any redevelopment activity, such as a new single-family residential dwelling.

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?

If the proposed development was at full vehicle capacity of 25 vehicles per day, it would not cause excessive or burdensome use of the existing streets, transportation facilities, utilities or schools beyond their current design capacities.

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

The subject site is located in the Hopewell Woods character area, which is intended to be a medium density, a maximum of 8 units per acre, residentially oriented component of the City's housing stock.

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?

Aside from the declining condition of the existing historic housing unit, there are no other known conditions affecting the use of the property. Based on the character of development in the area of influence it appears that the applicant's proposed residential development will be the final component of development in the Seven Norcross area.

Conclusion

The submitted application specifically meets the comprehensive plan expectations as noted by the italicized goals in Sections A & B; it meets all of the presented policy goals in Section C and it meets the land use definition of 8 units per acre on the .64 acre lot with the proposed 5 dwelling units. It also conforms with the adopted zoning criteria.

Recommendation

Staff recommends approval of the zoning component of COA2020-0001 and REZ2020-0001, the adoption of zoning standards under the existing Planned Residence District (PRD) for the property located at 370 Thrasher Street, tax parcel 6243 093, with the following conditions:

- 1) The PRD zoning designation shall be restricted to only townhome primary uses and allowable home occupations as accessory uses;
- 2) In conformance with the adopted 2040 Comprehensive Plan, the development is limited to a maximum of 5 townhome dwelling units; or 1 unit per .128 acres.
- 3) To accommodate potential building orientation concerns the setbacks and building height for the parcel shall be:

Yard	Front, minimum	Front, maximum	Side, south	Side, north	Rear
Distance	10ft	15ft	0ft	0ft	0ft
Maximum height: 35ft defined in Article II, Section 102					

- 4) The applicant shall replace the existing Thrasher sidewalk with a new 4ft wide sidewalk and dedicate another 4ft for future expansion of the sidewalk.
- 5) The applicant shall install a new sidewalk, preferable 5ft in width, that connects to the existing sidewalk network at Thrasher Street and wraps three sides of the building.
- 6) 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.
- 7) No allowable encroachments as defined under Section 206-8.B and no administrative variances as defined under 104-7.A shall be allowed;
- 8) The development shall comply with Norcross UDO Sections 203-89 parking minimums for townhomes and multifamily dwelling developments;
- 9) The development shall comply with the Architectural Review Board's conditions of approval;
- 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. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report.
- 11) All common areas, including but not limited to streets and storm water systems, shall be maintained by a mandatory homeowner association;
- 12) The location of any and all crosswalks and traffic calming measures within the development are subject to the approval of the City Engineer;
- 13) Plant material use on site in landscape strips and buffers are subject to final approval of the City's landscape review professional.
- 14) All utilities shall be buried.
- 15) The parking area in front of the garages shall be minimum of 17.5ft in depth.

EXHIBIT A

CITY OF NORCROSS HISTORIC DISTRICT DEMOLITION PERMIT APPLICATION

INITIATION INFORMATION

Permit No.: _____ Permit Issue Date: _____ Zoning PRD Development No.: _____
 COA No.: 20-0001 Power Co.: City Water & Sewer Services County
 Application submission date: 1/2/20 Proposed demolition date (mm/dd/yyyy): _____

CURRENT PROPERTY OWNER INFORMATION

Property Owner Name: David J. Kelly
 Property Owner Address: 370 Thrasher Street
 Phone: 4/384-3126 Fax: _____ Email: 2DavidKelly@gmail.com
 Cell phone: 7

APPLICANT INFORMATION

Applicant (Company) Name: Derrick Cheek
 Applicant Contact Name: _____
 Applicant Address: 6133 Forest Hills Pl. Norcross GA 30092
 Phone: 7-616-6329 Fax: _____ Email: rickcheek@comcast.net
 Cell phone: _____

DEMOLITION CONTRACTOR INFORMATION

General Contractor (Company) Name: Site Development Group
 Contact Name: Rick Cheek
 Address: 6133 Forest Hills Place
 Phone: 7-616-6329 Fax: _____ Email: rickcheek@comcast.net
 Cell phone: _____

BUILDING INFORMATION

Property Address: 370 Thrasher St.
 Tax Parcel Number (s): 30171-148 Common name of property: _____
 Nearest Cross Street or Intersection: Autry Street
 This structure was built in (year): Late 1880's
 This structure is characteristic of what architectural style: _____
 Property Setbacks Lines: Left: 20' Right: 40' Front: 35' Back: 30' Lot Width: 115' Lot Depth: 215'
 Building Width: 44' Building Depth: 45' Building Height: 24' No. of Stories: 1 No. of Rooms: 6
 Is the sq. ft. in excess of 500 sq. ft.? Yes ☒ No _____. If yes, what is the total enclosed square footage: 1350
 Is this structure's occupancy RESIDENTIAL ☒ or COMMERCIAL _____?

ARCHITECTURAL INFORMATION

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 103-191 (c) (8)? Yes ____ No ☒.

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": All wood frame and construction

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": House is run down and beyond repair.

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 application): 5 unit 3 story townhomes

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) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____

- 2) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
- 3) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
- 4) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____
- 5) Abutting Property Owner Name: _____
 Property Owner Address: _____
 Phone: _____ Fax: _____ Email: _____

OFFICIAL USE ONLY

THE FOLLOWING NOTIFICATIONS MUST OCCUR WITHIN 7 DAYS OF SUBMISSION

U.S. Mail certified return receipt mailing date: _____ on site public notification date: _____

Official legal organ publication date: _____

THE ARCHITECTURAL REVIEW BOARD MUST PRECEDE THE MAYOR AND COUNCIL MEETING. THE MAYOR AND COUNCIL MUST HEAR THIS APPLICATION WITHIN 90 DAYS OF SUBMISSION.

Architectural Review Board meeting date: _____ Mayor and Council hearing date: _____

THE FOLLOWING FEES MUST BE PAID PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT.

Cash bond in the amount of \$1000.00 submitted? Yes _____ No _____ Cash bond receipt No.: _____

THE FOLLOWING FEES ARE TO BE DETERMINED BY THE MAYOR AND COUNCIL. ONCE DETERMINED, ALL FEES MUST BE PAID PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT.

Permit Fee: \$ _____ CC Fee: \$ _____ ARB Fee: \$500 _____ Public Hearing Fee: _____

Section 103-191 (e) (8) inspection fee: _____ Receipt No. _____

SIGNATURE PAGE**Please read and initial**

DL 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.

Derrick Cheek

Applicant's Name (please print clearly)

Derrick Cheek

Applicant's Signature and Current Date

Before me, the undersigned notary public, this day, personally, appeared Derrick Cheek to me known, who being duly sworn according to law, deposes the following:

Subscribed and sworn to before me this 2 day of January, 2020.

Jessica L. Mueller
Notary Public

Derrick DAVID K. Kelly

Current Property Owner's Name (please print clearly)

David Kelly
Derrick Cheek

Current Property Owner's Signature and Current Date

Before me, the undersigned notary public, this day, personally, Appeared David Kelly to me known, who being duly sworn according to law, deposes the following:

Subscribed and sworn to before me this 2 day of January, 2020.

Jessica L. Mueller
Notary Public

This Document ☒ was / ☐ was not signed in the presence of

Jessica L. Mueller

City of Norcross Personnel

1/2/20

Date

6058 Clay St Ehrlich Seth Ehrlich Teresa
 6048 Clay St ~~Donna~~ Rindick Russell/Rindick Jamel
 6038 Clay St Reece Russell Reece Frances
 6028 Clay St Bradley Steven
 6056 Ganesst - United Family Homes LLC 8740 Colonial Pl Johns Creek GA 30097
 6076 Ganesst United Family Homes LLC see above
 6096 Ganesst - United Family Homes LLC see above
 5894 Redune - United Family Homes LLC see above

What is the status of the parcel between 5865 Redune & 370 Thrasher?

420 S. Peachtree Magic Moments Holding LLC 2825 Pacific Dr Ste C
 Norcross, GA 30071

O. S. Peachtree Hobbs, Margaret Joe et al
 3913 Paces Ferry Dr SE
 Atlanta, GA 30339



CERTIFICATE OF APPROPRIATENESS APPLICATION

(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.)

PROPERTY OWNER'S INFORMATION

Owner's Name: David J. Kelly
 Owner's Address: 370 Thrasher
 Suite: _____ City: Norcross State: GA Zip Code: 30071
 Phone: _____ Cell Phone: _____ Email: _____

APPLICANT'S CONTACT INFORMATION

Owner's Name: Derrick Cheek
 Owner's Address: 6133 Forest Hills Pl.
 Suite: _____ City: Peachtree Corners State: GA Zip Code: 30092
 Phone: _____ Cell Phone: 7-616-6329 Email: derrickcheek@comcast.net

PROPERTY LOCATION

Tax Parcel Number(s): 30171-148 Size in Acres: .58
 Address(es): 370 Thrasher street
 Number of existing structures: 1

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. _____

5 unit Townhomes

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: _____

REQUIRED ATTACHMENTS

☒ Landscape Plan (copies: 1 full size) ☐ An electronic version (pdf) ☒ Vicinity Map ☒ Legal description
☐ Material and Color Samples (x2) ☐ Architectural elevations (1 full size) ☐ Floor plans for each level (1 full size)
☐ Scaled site plan showing existing and proposed improvements. (1 full size) ☐ Completed Application

OWNER'S SIGNATURE

See attached affidavit

Signature

Date

CITY USE ONLY. DO NOT WRITE IN THIS BOX.

Date received: _____ Receipt Number: _____ Application Number: _____ Fee Paid \$ _____

DEADLINE AND HEARING SCHEDULE

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2: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

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Foundation Type: (Circle One)		
☒ Slab	☐ Crawl Space	☐ Basement
Building Dimensions:		
Width: 54'	Length: 119'	Height:* ☒ 34'
Area Dimensions:		
First Floor: 4450	Second Floor: 4125	Third Floor: 4050
Basement**:	Front Porch: 125	Rear Porch: 2685
Patio: 640	Garage: 2135	
Primary Roof System: (Circle One)		
☒ Gable	☒ Hip	☐ Gambrel
☐ Mansard	☐ Jerkinhead	☐ Flat
☐ Saltbox	☐ Shed	☐ Other:
Roof Pitches:		
Primary Roof Pitch: 8/1		
Secondary Roof Pitch: 12/1		
Additional Roof Pitch: 6/1		
Floor and Elevation Plan information to be included on each page:		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site and Landscape Plan information to be included on each page:		
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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1: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

2: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

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ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM

Façade and sides

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor	6" / 8" Hardi	SW7008
Primary Façade: Second Floor	Hardi	SW7008
Primary Façade: Third Floor	Hardi Board Batten	SW7008
Left Side: First Floor	Board Batten Brick	SW7008
Left Side: Second Floor	Board Batten	SW7008
Left Side: Third Floor	Board Batten	SW7008
Left Side: Basement	Brick	SW7008
Right Side: First Floor	Board Batten	SW7008
Right Side: Second Floor	Board Batten	SW7008
Right Side: Third Floor	Board Batten	SW7008
Right Side: Basement	Brick	SW7008
Rear: First Floor	Brick	SW7008
Rear: Second Floor	Board Batten	SW7008
Rear: Third Floor	Board Batten	SW7008
Rear: Basement	Brick	SW7008

DEADLINE AND HEARING SCHEDULE

The process for obtaining a COA from the ARB are as follows: 1) applications submitted on the 3rd Tuesday of each month 2) will be heard before the Architectural Review Board on the 3rd Tuesday of the following month.

1: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

2: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

(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.)

COLOR AND MATERIAL PLACEMENT ADDENDUM

Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry	Painted Alabaster	SW7008
Garage Doors	Carriage Style	SW7002 Black Fox
Trim	6" and 10" Hardi	SW7008
Mortar	Standard Type N	Buff AS
Gutters	6" Metal	SW7008
Corner Board	6" Hardi	SW7008
Railings	Metal	Black Fox SW7020
Windows	Wood	SW7002 Black Fox
Window Sills	Wood	SW7002
Window Muntin/Mullion	Wood	SW7002
Columns		
Other Architectural Features	Cedar Decks / Handrails	
Other Architectural Features	Roofing Arch Shingles	Weath Wood

DEADLINE AND HEARING SCHEDULE

The process for obtaining a COA from the ARB are as follows: 1) applications submitted on the 3rd Tuesday of each month 2) will be heard before the Architectural Review Board on the 3rd Tuesday of the following month.

1: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

2: Submit on Tuesday, _____, and be heard before the ARB on Tuesday, _____.

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



Ownership Affidavit & Designation of Agent

I. Ownership.

I, DAVID R. Kelly, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 30171-148

Location address: 370 Thrasher ST.
NORCROSS, GA 30071

for which this Application is submitted.

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

PATRICIA H. Kelly

Please complete the appropriate section below:

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

☒ **Individual**

☐ **Corporation/Limited Liability Company (LLC)**

☐ **Partnership**

☐ **Government Entity**

Provide Names of Officers/Members:

Provide Names of General Partners:

Secretary of State Registration Number: - NA -

Name/Address of Registered Agent: - NA -

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

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

Owner's Agent: Derrick Check

Address: 6133 Forest Hills PL. Norcross GA 30092

Contact Person: Rick Check

Telephone No.: 7-616-6329

III. Notice to Owner.

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

- NA -

IV. Acknowledgement.

• Individual

David J Kelly
Signature

Print Name: David J. Kelly
Address: 370 Thrasher St
Norcross, GA 30071
Phone #: 404-384-3121

• Government Entity

Print Government Name _____

By: _____
Signature

Print Name: _____
Title: _____
Department: _____

• Corporation/LLC

Print Corporation/LLC Name _____

By: _____
Signature

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

• Partnership

Print Partnership Name _____

By: _____
Signature

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

NOTARY INFORMATION (Please use appropriate block.):

STATE OF GEORGIA

COUNTY OF Gwinnett

• Individual

Before me, this 2 day of 2020, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Government Entity

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

• Corporation/LLC

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

• Partnership

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

NOTARY STAMP:

Signature of Notary

Jessica L. Mueller
Print Notary Name

My commission expires: March 6, 2020

Identification Method: ☐ Personally known.
☒ Produced R.D. - Type: D. License



REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name:

DAVID J. Kelly

Owner's Address:

370 Thrasher St.

City:

Norcross

State:

GA

Zip Code:

30071

Phone:

Cell Phone:

772-0287

Email:

2DavidKelly@Gmail.com

APPLICANT'S CONTACT INFORMATION

Applicant's Name:

Derrick Cheek

Applicant's Address:

6133 Forest Hills Pl.

Suite:

City:

Norcross

State:

GA

Zip Code:

30092

Phone:

Cell Phone:

7-616-6329

Email:

derrickcheek@comcast.net

PROPERTY LOCATION

Tax Parcel Number(s):

30171-148

Size in acres:

.58

Address(es):

370 Thrasher Street

Number of existing structures:

1

Number of parking spaces:

2

PROPOSED USE

Current Zoning:

PRD

Requested Zoning:

confirm concept

Date of Pre-Application Mtg:

1-2-20

Is the request in conformity with the Current Land Use Plan?

☒ Yes

☐ No

Comp Plan Designation:

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

Demo

Primary Contact = David Kelly

Proposed Use Details:

Single townhome development

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.

Derrick Chubb

12-30-19

Signature of Applicant

Date

CITY USE ONLY. DO NOT WRITE BELOW

Date received: 1/2/20 Application Number: Rez2020-01 Fee Paid: \$1500

Notes: _____

DEADLINE AND HEARING SCHEDULE

The rezoning steps are as follows: 1) applications submitted on the 1st Wednesday of each month, 2) will be heard before the Planning and Zoning Board on the 1st Wednesday of the following month and 3) will be heard before the Mayor and Council on the 1st Monday of the subsequent month.

(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;
- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- 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;
- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan; and
- 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.

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.

Derrick Check 12-30-19

SIGNATURE OF APPLICANT DATE

Derrick Check

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE
ATTORNEY OR REPRESENTATIVE

TYPE OR PRINT NAME AND TITLE

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)

Derrick Check

YOUR NAME

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

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

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

DATE RECEIVED: _____ CASE#: _____ ACCEPTED BY: _____

EXHIBIT B

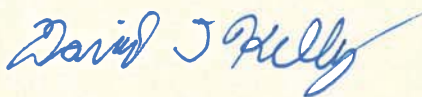
January 3, 2020

Ms. Tracy D. Rye, AICP
Director, Community Development
City of Norcross
65 Lawrenceville Street
Norcross, GA 30071

Dear Tracy,

Please let this letter serve as *property owner authorization* for the proposed work at 370 Thrasher Street, 30071 brought forth by Mr. Rick Cheek. Mr. Cheek and I have a binding Agreement for the Purchase and Sale of my property. I fully support his proposed development and we both look forward to moving swiftly through City approvals.

Sincerely,



David J. Kelly
POA for Patricia Kelly

LEESHIRE, INC.
P.O. Box 1213
MADISON, GA 30650
GA LICENSE # RLCO 000178
GENERAL CONTRACTORS
404-787-1053 Phone

01-04-20

Mr. Rick Cheek
370 Thrasher Street
Norcross, Ga 30071

Scope of work performed:

Inspection of house located on premises.
Evaluation of options for moving or disposal.

Upon examination, it is our opinion that the house is not a good candidate for relocation based upon the structural members not being in an undamaged condition. Many of the rafters, floor joists and load bearing beams are insufficient because of water damage and or insect infiltration. Lead based paint and asbestos containing material are also present. The value after remediating these items plus the cost to move would far outweigh the value of the relocated product. Our suggestion is to dismantle the house and re use any undamaged members of the structure in the new project or to distribute to projects in need of like materials. If you need any further assistance please call.

Andy Couch
President

January 13, 2020

The dwelling at 370 Thrasher Street, Norcross, Georgia was inspected on January 10, 2020 to determine its present general condition and potential future use. The structure is a one story wood framed dwelling with wood siding and a metal roof reported to have originally been constructed in 1874 or 1880. Numerous additions and alterations have been made since then.

The dwelling was occupied and in use. The floors were wood tongue and groove floors in fair condition. The overall framing appeared to be in poor to fair condition. The walls and ceilings were of mainly plaster and lathe and in fair to good condition. There appeared to be no insulation in the walls and the windows were old single paned double hung windows. The electrical panel and wiring was operating and appeared to be in fair condition. There was water to the dwelling with a functional water heater, kitchen sink and bathroom. The central heating and air conditioning system was not operating. Heat was supplied by electric space heaters and cooling by window units.

Due to the age and condition of the structure, major improvements appear to be needed to bring the dwelling to current code. Due to its age and construction techniques at the time of construction, the successful moving of the structure would not be likely.

If you have questions regarding this notice, you can contact me at 678-421-2027.

Sincerely,



Craig Lokey

Certified Building Official



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN **ELAINE PUCKETT**
 COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK **MONIQUE LANG**

February 24, 2020

The dwelling at 370 Thrasher Street, Norcross, Georgia was inspected on February 24, 2020 to assess the feasibility of renovations. The dwelling is estimated to have been constructed between 1874 and 1880. Numerous additions and improvements have been made over the years; however no comprehensive renovations have been made and the dwelling is functionally obsolete.

Renovations to the structure are possible but due to the way the structure is constructed, alterations to the floor plan are limited. The dwelling has a small living room, three bedrooms, a separate kitchen and two small bathrooms, all which need major renovation.

In my opinion, the cost to bring the house to a marketable condition would exceed its marketable value.

If you have questions regarding this notice, you can contact me at 678-421-2027.

Sincerely,

Craig Lokey

Certified Building Official

EXHIBIT C

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

Resource ID	207062																								
County	Gwinnett																								
Item 1. Resource Name																									
Item 3. Resource Address/Location	370 Thrasher 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)	1904																								
Item 9. Major Changes	<table border="1"> <thead> <tr> <th>Altered:</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td></td> <td>Piers and chimney</td> <td></td> </tr> <tr> <th>Additions:</th> <th>Description</th> <th>Date</th> </tr> <tr> <td></td> <td>Rear addition</td> <td></td> </tr> <tr> <th>Moved:</th> <th>Description</th> <th>Date</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <th>Destroyed:</th> <th>Description:</th> <th>Date:</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Altered:	Description	Date		Piers and chimney		Additions:	Description	Date		Rear addition		Moved:	Description	Date				Destroyed:	Description:	Date:			
Altered:	Description	Date																							
	Piers and chimney																								
Additions:	Description	Date																							
	Rear addition																								
Moved:	Description	Date																							
Destroyed:	Description:	Date:																							
Item 10. Architect/engineer/designer	Unknown																								
Item 11. Contractor/builder/craftsman	Unknown																								
Item 12. Style	No academic style																								
Item 13. Building Type	House types-Gabled wing cottage																								
Item 14. Original Floor Plan	Three or more rooms [One room]																								
Item 15. Plan Shape	L-shaped																								
Item 16. Number Of Stories	One																								
Item 17. Facade Symmetry	Asymmetric																								
Item 17. Front Door(s)	One door																								
Item 18. Roof Type	Gable-Multi-gable																								
Item 18. Roof Material	Metal-Pressed sheet																								

Item 19. Chimney placement and Material	Gable-end, exterior [Brick]										
Item 20. Type Of Construction	Balloon frame/platform frame										
Item 21. Exterior material(s)	Wood-Weatherboard/clapboard/beveled siding										
Item 22. Foundation material (s)	Concrete										
Item 23. Porches	Verandah [Front] [1 story] [Partial] [Wood] [Shed/pent]										
Item 24. Windows	Double-hung sash [Flat-headed] [6/6] [Rectangular] Double-hung sash [Flat-headed] [See additional physical description] [Rectangular]										
Item 25. Additional physical description	The foundation is concrete block piers. The windows are 2/4 double hung in the front and 8/8 double hung in the rear addition. The building may have been moved to this location. The piers and chimney do not match age of building. A transom and side lights are associated with the front door. The doors are original. The front porch has square support columns. There are rectangular attic vents. The rear addition is historic. There are decorative window surrounds. There are basement windows on right side of building.										
Item 26. Pictures	Resource 260-a.jpg (99k) Resource 260-b.jpg (97k) Resource 260-c.jpg (91k) Resource 260-d.jpg (109k) Resource 260-e.jpg (95k) Resource 260-f.jpg (97k)										
Item 27. Description of outbuildings (if any)	Implement shed [Small shed located on rear of property in bamboo forest.]										
Item 29. Description of Landscape Features	Yard setting-Informal/picturesque Paver stones lead to the front porch. The lawn is manicured. There is a large oak tree in front of house. Flowering dogwood trees are on either side of the house. Bamboo forest located on rear of property to separate this house from new development behind house. Small shrubs line curb.										
Item 30. Count	<table> <tr> <td>Number of Buildings:</td><td>1</td></tr> <tr> <td>Number of Structures:</td><td>0</td></tr> <tr> <td>Number of Outbuildings:</td><td>1</td></tr> <tr> <td>Number of Sites:</td><td>0</td></tr> <tr> <td>Number of Landscape features:</td><td>0</td></tr> </table>	Number of Buildings:	1	Number of Structures:	0	Number of Outbuildings:	1	Number of Sites:	0	Number of Landscape features:	0
Number of Buildings:	1										
Number of Structures:	0										
Number of Outbuildings:	1										
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**

Architecture-Architectural style-Common

Item 35. Significance

Architecture-Architectural type-Common

Architecture-Architectural technique-Common

**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 SurveySurvey Resurvey

2007

**Item 39. Government
preservation activity****Item 40. National Register
Eligibility**

Appears to meet Nat. Reg. criteria

**Item 41. USGS quadrangle
name**

Norcross

**Item 41. UTM Reference and
XY Coordinates**

Zone	Easting	Northing
16	757321	3758601
X Coordinate	Y Coordinate	
-84.216060896127	33.938196989062	

Item 42. Tax map number6243
093**Item 43. Recognition and Date**

Recognition	Date
National Register [District]	1980

Item 43. State Agency**Item 43. Condition**

Condition	Due To	Threatened By
Excellent		

- **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: 207062



Photo 2: 207062



Photo 3: 207062



Photo 4: 207062

Norcross Survey - Terracon Project No. 49075602

Date Photos Taken: March 2007



Photo 5: 207062



Photo 6: 207062

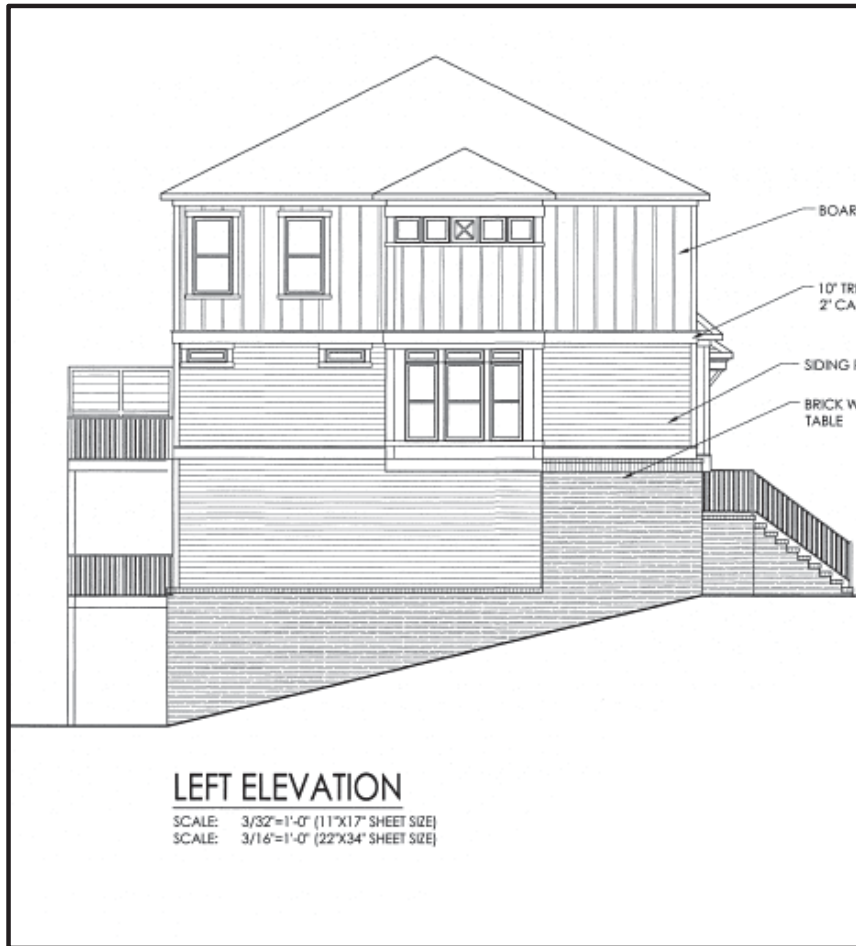
EXHIBIT D

Original proposed
façade



Revised façade dated
2/25/2020





Original front elevation facing Thrasher

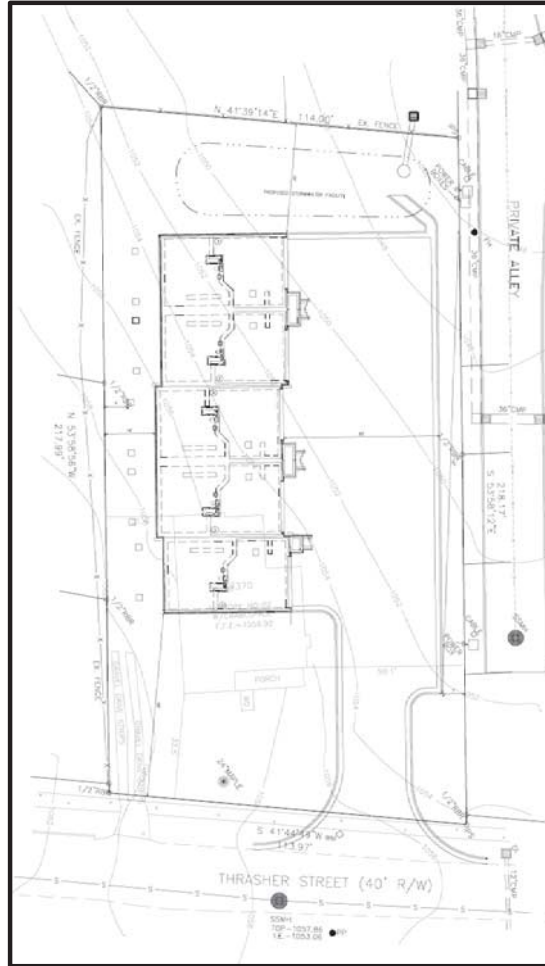


Front elevation facing Thrasher Street
 dated 2/25/2020

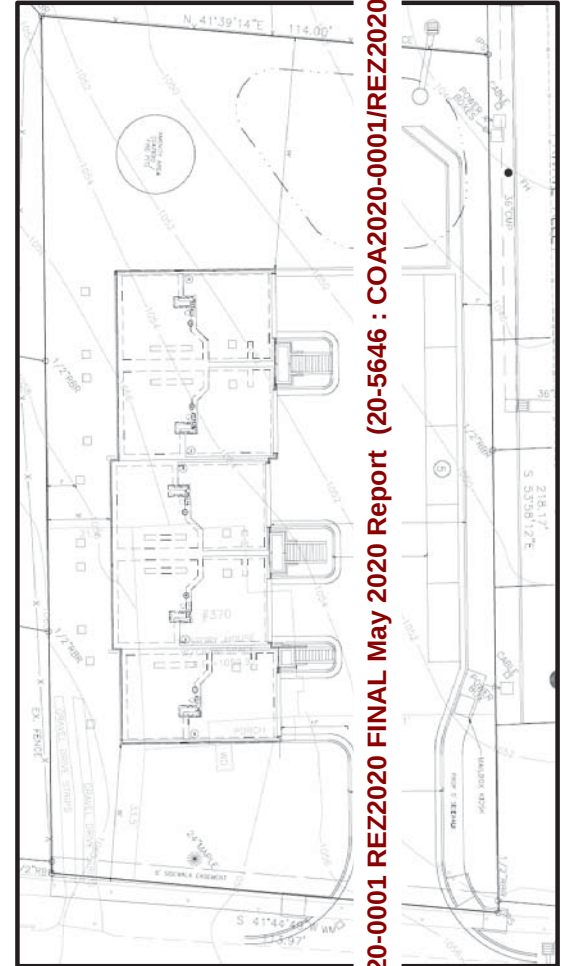
Attachment: COA2020-0001 REZ2020 FINAL May 2020 Report (20-5646 : COA2020-0001/REZ2020-0001 370



Proposed
mailbox kiosk



Original site plan



Revised site plan
2/24/202

ated



② SIDE ELEVATION
SCALE: N.T.S.



① EXTERIOR ELEVATION
SCALE: N.T.S.



Y STUDIO, LLC
1845 LINDSEY DRIVE
NORCROSS, GA 30071
TEL: 770.245.0000
FAX: 770.245.0001
EMAIL: INFO@YSTUDIO.COM

EXTERIOR ELEVATION COLOR STUDY
FOR
CARPENTER DRIVE TOWNHOMES

SEAL:

FOR:

CARPENTER D
NORCROSS, GA :
RELEASES / DATE

▶
▶
▶
▶
▶

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DRAWN BY:
CHECKED BY:

SHEET TITLE:

EXTERIOR EL

DATE: 03.24.2020 PROJECT: Y2020P

SHEET NUMBER

A-5

Y STUDIO, LLC COPYRIGHT 2020

141-C1 141

SW 6120
Believable Buff

133-C1 133

SW 6673
Banana Cream

207-C1 207

SW 6148
Wool Skein

209-C1 209

SW 9119
Dirty Martini

207-C4

SW 9117
Urban Jungle

312

SW 2826
Colonial Revival Green Stone
Classical/Colonial

208-C1 208

SW 6134
Netsuke

208-C5

SW 6137
Burlap

FOR THE PERFECT
FINISHING TOUCH

TIMBERTEX
Premium Ridge Cap Shingles

Color Shown: Weathered Wood
NOTE: This product is not available
in all areas. See www.gaf.com
for regional availability for details.



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5698	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	5/4/2020 6:30 PM	In Control:	Mayor and Council
Title:	Board Appointment - Architectural Review Board		

Sponsors:

Code Sections:

Title

Board Appointment - Architectural Review Board

Motion

A motion to approve the Reappointments and Appointment of the following board members and terms as presented:

Architectural Review Board

Rick Maxian 4/3/2023 (reappointment)

Jeff Hopper 4/3/2023 (reappointment)

Naim Harrison 5/4/2023 (appointment)



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City of Norcross

Legislation Details (With Details)

File #:	20-5697	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	5/4/2020 6:30 PM	In Control:	Mayor and Council
Title:	Board Appointment - Planning and Zoning Board		

Sponsors:

Code Sections:

Title
Board Appointment - Planning and Zoning Board

Motion

A motion to Approve the Reappointment of the following board member and term as presented:

Planning and Zoning Board
John Hollon 3/6/2024