

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Agenda

Thursday, June 26, 2025
6:30 PM

2nd Floor Conference Room
Zoning Board of Appeals

Michael Walsh, Chair

Bob Evely

Taylor Walker

DaVida Cole

Naim Harrison

- I. **Call to Order**
PLEASE SILENCE CELL PHONES AND ELECTRONIC DEVICES
- II. **Presentation of previous meeting minutes for acceptance.**
[Zoning Board of Appeals - Zoning Board of Appeals - May 22, 2025 6:30 PM](#)
- III. **Old Business**
- IV. **New Business**
 1. [25-7336](#) **ZBA2025-004 80 and 94 Wingo Street**
Request a variance from Chapter 200-Land Use and Zoning, Article 3-Parking and Loading, Section 203-4 Plan and Design Standards, requesting relief from 203-4(3a), 203-4(5a1), and 203-4 (6).

[ZBA2025-004 Staff Report for June Meeting](#)

[ZBA2025-004 Variance Application](#)

[ZBA 2025-004 SITE PLAN WITH TREES V2 5-13-25](#)
- V. **ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**
- VI. **Adjourn**

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Thursday, May 22, 2025
6:30 PM

2nd Floor Conference Room
Zoning Board of Appeals

Michael Walsh, Chair
Bob Evely
Taylor Walker
DaVida Cole
Naim Harrison

Minutes Acceptance: Minutes of May 22, 2025 6:30 PM (Presentation of previous meeting minutes for acceptance.)

A. Call to Order

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Present	
Bob Evely	Vice Chair	Present	
Taylor Walker	Board Member	Absent	
DaVida Cole	Boardmember	Present	
Naim Harrison	Board Member	Present	

Zoning Board of Appeals was called to order at 6:30 PM by Chair Michael Walsh

B. Presentation of previous meeting minutes for acceptance.

A. Zoning Board of Appeals - Zoning Board of Appeals - Apr 24, 2025 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Walsh, Chair
SECONDER:	DaVida Cole, Boardmember
AYES:	Michael Walsh, Bob Evely, DaVida Cole, Naim Harrison
ABSENT:	Taylor Walker

C. Old Business

None

D. New Business

1. 25-7336: ZBA2025-004 80 and 94 Wingo Street

- Presentation of the case was done by Planning Director Deborah Rogoff-Ezra. Deborah presented the staff report, findings, and recommendations for tabling ZBA2025-004 to the June ZBA meeting.
 - The applicant, Jim Eyre DDA, reemphasized the importance of needing the variance for gravel parking approved. Eyre stated that variance request #3 is not needed.
 - Public Comment
 - Ms. Ward (60 Wingo Street): Ms. Ward restated the importance of needing a tree removal plan.
 - Ann Peach (2010 Queens Court): Stated both 80 and 94 Wingo Street be marketed as residential uses instead of commercial uses. Should be residential or at least given the opportunity to be marked as residential.
 - The City Arborist spoke briefly about the need for a tree removal plan to ensure proper review of the variance request.
 - Recommendation to table the case to the June ZBA meeting

RESULT:	TABLED SENT TO [UNANIMOUS]
	Next: 6/26/2025 6:30 PM
TO:	Zoning Board of Appeals
MOVER:	Michael Walsh, Chair
SECONDER:	Bob Evely, Vice Chair
AYES:	Michael Walsh, Bob Evely, DaVida Cole, Naim Harrison
ABSENT:	Taylor Walker

Minutes Acceptance: Minutes of May 22, 2025 6:30 PM (Presentation of previous meeting minutes for acceptance.)

2. **25-7337: ZBA2025-005 307 Academy Street**

- Presentation of case done by the Senior Planner, LeDarius Scott.
 - Citizen and builder Robert Forro spoke on behalf of ZBA2025-005.
 - Recommendation to approve ZBA2025-005

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Walsh, Chair
SECONDER:	Naim Harrison, Board Member
AYES:	Michael Walsh, Bob Evely, DaVida Cole, Naim Harrison
ABSENT:	Taylor Walker

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

F. **Adjourn**

Chairman Walsh motioned to adjourn the meeting at 7:20 PM, seconded by Board Member Harrison. The vote was unanimous 4-0.

Minutes Acceptance: Minutes of May 22, 2025 6:30 PM (Presentation of previous meeting minutes for acceptance.)



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#: 25-7336 **Version:**

Type: Agenda Item **Status:** Agenda Ready

File Created: 5/20/2025 **In Control:** Zoning Board of Appeals

On Agenda: 6/26/2025 6:30 PM **Status:** Scheduled

Title: ZBA2025-004 80 and 94 Wingo Street

Sponsors:

Code Sections:

Attachments:

1. [ZBA2025-004 Staff Report for June Meeting](#)
2. [ZBA2025-004 Variance Application](#)
3. [ZBA 2025-004 SITE PLAN WITH TREES V2 5-13-25](#)

History:		
05/22/25	Zoning Board of Appeals	TABLED SENT TO

Title
ZBA2025-004 80 and 94 Wingo Street

Drafter
LeJarius Scott



Meeting Date: June 26, 2025 at 6:30pm Petition Number: ZBA2025-004

Property Location: 80 and 94 Wingo Street

Tax Parcel ID: 6254 193 and 6254 192

Petitioner: Jim Eyre, DDA

Petitioner's Request: Request a variance from Chapter 200-Land Use and Zoning, Article 3-Parking and Loading, Section 203-4 Plan and Design Standards requesting relief from 203-4(3a), 203-4(5a1), and 203-4 (6).

Vicinity Map:



Attachment: ZBA2025-004 Staff Report for June Meeting (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

PROPERTY INFORMATION	
Property Location	80 and 94 Wingo Street
Acreage	0.40 and 0.34 acres
Existing Zoning/Land Use	HX (Historic Mixed Use)
Character Area	7 Town Center
Existing Lot Dimensions	Frontage: 151.73 along Wingo Street, Depth is 210.09
Proposed Building Dimensions	N/A
Topography	High Point: 1050 Low Point: 1032
Elevation	High Point: Southwest Low Point: Northeast
Encumbrances:	The site is located in the National Historic District

EXISTING ZONING AND LAND USE OF PROPERTIES WITHIN 500 FEET			
Location relative to subject property	Zoning/Land Use	Address(es)	Land Area (acres) (Approximate)
North	R100 / Single Family Residence	60 Buchanan Street	0.90 AC
South	HX / Single Family Residence and Vacant Lot	60 Wingo Street and Parcel 6254 195	0.15 and 0.32 AC
East	R100 / City Park	Parcel ID 6254 163	2.17 AC
West	HX / City Hall	65 Lawrenceville Street	1.29 AC

Attachment: ZBA2025-004 Staff Report for June Meeting (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

Project Description:

The applicant seeks three (3) variances from the Unified Development Ordinance (UDO) as listed below under Requested Variances for the construction of a temporary gravel paved parking lot at 80 and 94 Wingo Street. The Downtown Development Authority is proposing to construct a temporary parking lot with ten (10) parking spaces to provide parking for prospective tenants, occupants, and construction vehicles until such time that the proposed City parking lot expansion project is completed and a permanent parking arrangement is negotiated with the City. The temporary parking lot will be unstriped with wheel stops to designate spaces, covered with a gravel surface and will not include any perimeter or interior landscaping to reduce construction and future demolition costs. The gravel lot is anticipated to be in place for 24-36 months until it is converted to a concrete paved permanent parking lot by the City of Norcross. The applicant has not provided a fully dimensioned site plan, but manual calculations estimate the gravel area to be approximately 4,000 square feet.

Existing Conditions:

The properties are currently both developed as single-family residences. The proposed temporary parking lot will be located across the rear yards of the properties, with one ADA compliant space constructed at the front of 80 Wingo Street.

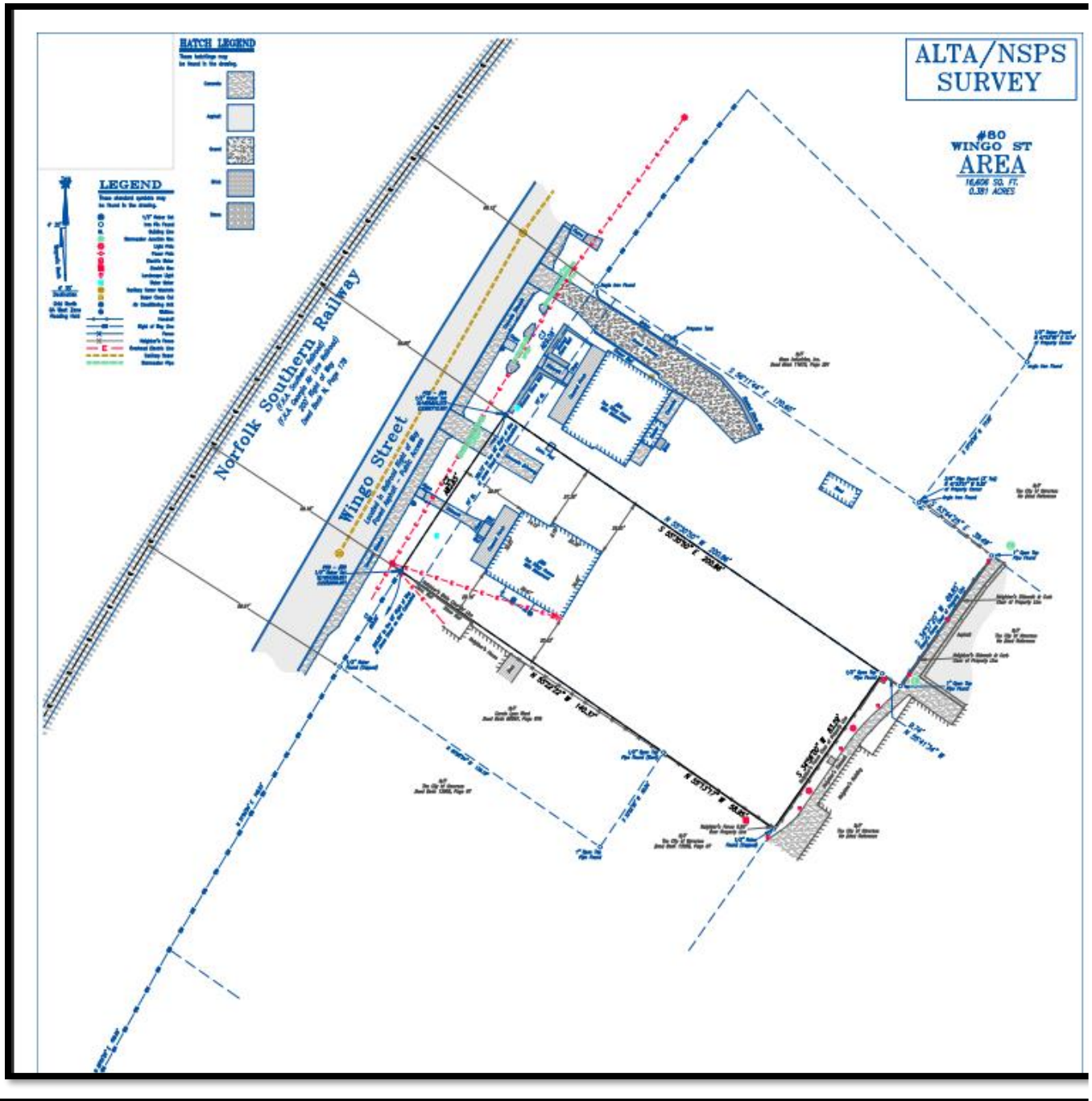
Zoning Analysis:

The Unified Development Ordinance (UDO) was adopted in 2019. The applicant is requesting relief from Chapter 200-Land Use and Zoning, Article 3-Parking and Loading, Section 203-4 Plan and Design Standards.

Requested Variances

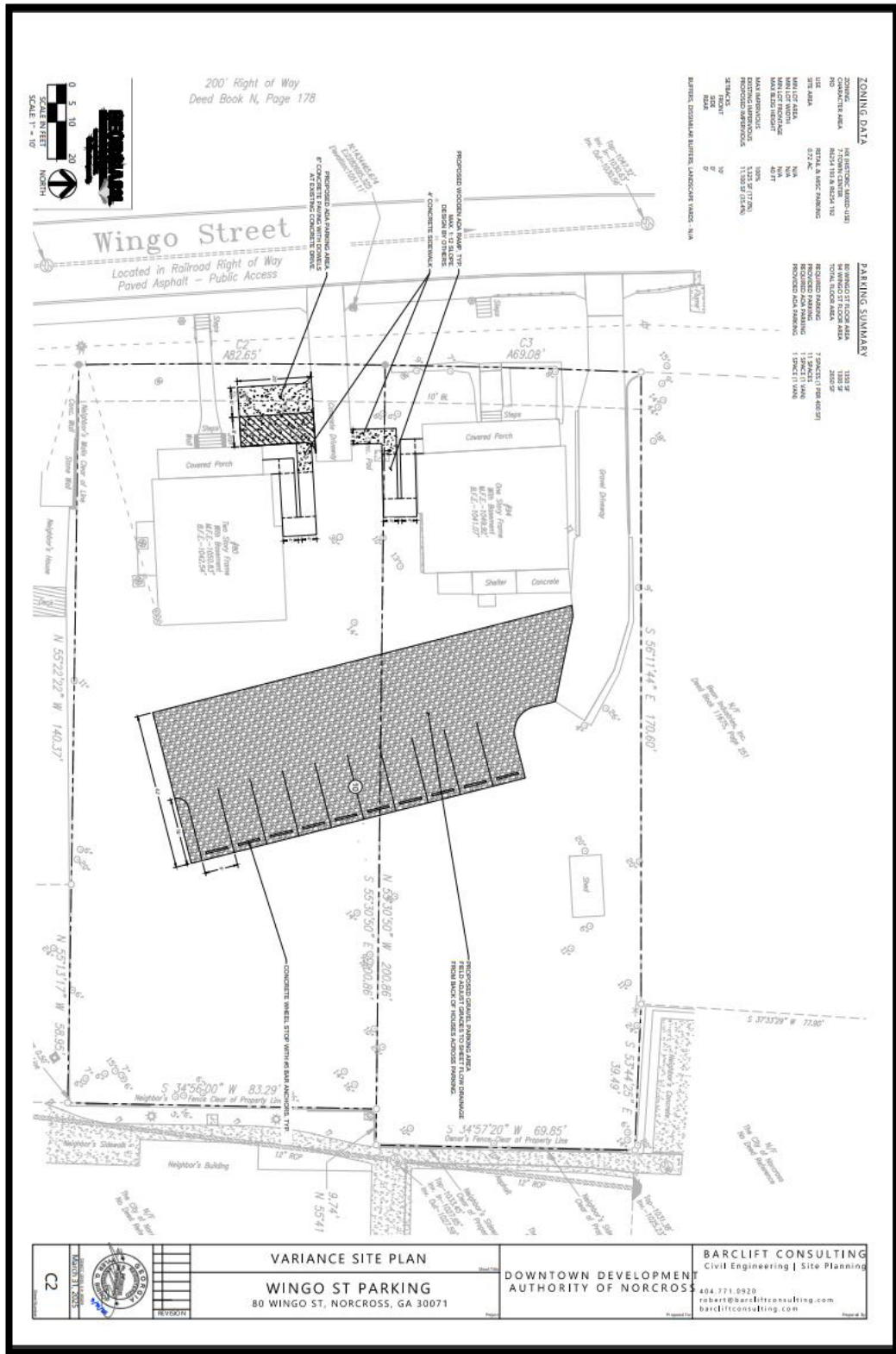
1. Chapter 200, Article 3, Section 203-4 (3.a): Waive the requirement that each space shall be clearly identified by surface markings at all times in a highly visible condition;
2. Chapter 200, Article 3, Section 203-4 (5.a.1): Waive the requirement that in commercial and multifamily districts, any off-street parking area for five or more vehicles shall be paved with asphalt or concrete material; and
3. Chapter 200, Article 3, Section 203-4 (6): Waive the parking lot landscaping, including any required interior islands, perimeter landscaping and median islands shall be designed and installed as identified in chapter 200, article V, buffers, landscaping and tree conservation.

Survey of 80 and 94 Wingo Street:



Attachment: ZBA2025-004 Staff Report for June Meeting (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

Proposed Site Plan:



Attachment: ZBA2025-004 Staff Report for June Meeting (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

Variance Criteria:

Please see below for the staff interpretation of the variance criteria. The applicant has also prepared responses to the variance criteria from their perspective that can be viewed in his application.

1. Whether there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

There are no extraordinary and exceptional conditions pertaining to the particular property in question due to size, shape or topography, with the exception that the only available nearby parking for these two properties currently includes curb adjacent spaces along Wingo Street and a parking pad on the west side of the 94 Wingo Street property. The existing gravel driveway on the west side of 94 Wingo provides a few onsite spaces. During the interior reconstruction and exterior improvement phase, this may be particularly difficult for contractors and construction crews to find parking within a suitable distance to have access to materials and equipment, potentially also having to park in the spaces on Wingo Street adjacent to the railroad tracks which are for the public.

Planning staff and the City Arborist are recommending, for this variance analysis, submitting a tree removal plan to ensure tree preservation where appropriate. This has been requested of the applicant, and although a Tree Removal and Replacement Plan is a required component of the land disturbance application which is the next permitting step, it is important at this point to determine if there are any specific conditions that would need to be reflected in the future building plans and subsequently implemented as a result of the variances being granted. A tree removal plan is important in this variance request for ensuring the coordination of the future City parking lot expansion concept, which includes these two lots. The preliminary draft concepts for the permanent City parking lot expansion do not indicate removal of trees along the west side of the 94 Wingo Street property. However, the trees along the existing gravel drive appear to have already been disturbed, with only a small strip of land between the property line and the adjacent neighbor. It is not clear at this stage if the applicant proposes removal of whatever trees and vegetation remains along the driveway.

The City of Norcross has been recognized as a Tree City for over 15 years, and a code compliant plan is recommended to both minimize environmental impact to the adjacent residentially inhabited properties, as well as to the community at large. Managing the existing population of “significant” classified trees is one of the primary objectives of the Tree City Designation. The proposed temporary parking lot depicts use of an existing gravel driveway for access to the temporary lots at the rear of the properties. It is unclear if this entails removing the remaining existing

vegetation, or if there are any designated specimen trees that will be impacted which the preliminary draft concepts for the future City parking expansion plan do not remove. Thus, until a tree removal plan is submitted for review, as requested, staff would recommend that the case be tabled until the next ZBA meeting for consideration of potential impacts to the site and surrounding properties resulting from approval of the requested variances to the code.

2. Whether the application of the UDO to this particular piece of property would create unnecessary hardship.

Application of the standards in the UDO for: paved parking surfaces of parking lots with 5 or more spaces; striped space designation; and construction of landscaped planting strips, tree bays, pedestrian walkways, and curb and gutters in the parking lot could realistically be completed for this temporary parking lot. However, implementation of the UDO standards would entail installation of surface flow drainage systems, significant earth movement, hardscaped landscape plantings, and construction of a permanent access driveway and striped parking surfaces; all of which would have to be demolished and removed from the site to accommodate the future City parking lot layout. The requests for the three variances to the code standards for a temporary parking lot would relieve the necessity for installation of permanent systems which would subsequently be demolished within approximately three (3) years. However, while staff understands the importance of providing cost effective temporary parking during the internal renovation phase of the structures, and for the future tenants and occupants which is envisioned to bring additional business to the City at 80 and 94 Wingo Street; while simultaneously reducing the overall cost of the project, it is important to note that financial hardships alone typically do not qualify for a zoning variance.

3. Whether such conditions are peculiar to the particular piece of property involved.

While there are no conditions which would preclude the construction of an interim parking lot meeting the standards of the UDO, the property was constructed decades ago as a residential home. The recent rezoning to HX now permits commercial uses. Years of the structures being used as non-permitted internally subdivided residential apartments (which likely did not meet construction code requirements at the time), along with minimal maintenance, has resulted in much disrepair. This requires a significant amount of internal renovation to bring the structure up to applicable codes to accommodate commercial uses. The siting of the structures on the property do not accommodate parking in front of the buildings with the exception of the gravel drive along the west side of 94 Wingo Street. In order to adaptively reuse these structures for retail and office uses, parking will have to be provided per the UDO, at 1 space per 400 square feet, and the rear

yard is the only available space besides Wingo Street to provide parking. It is unclear whether the basements of these structures will be renovated to provide retail and office space. Assuming that the basements will be included as usable space, parking might be required for up to 5,000 square feet, which equates to 13 spaces. Should the basements not be used, 8 spaces would be required. The determination as to how and where the applicant will provide parking during construction of the City lot expansion, and how to meet the permanent parking allocation, is a matter that planning staff considers integral to the consideration of these variances and recommends that the application be tabled until the next ZBA meeting while the applicant and City coordinate on the future scenarios.

4. Whether such conditions are the result of any actions of the property owner.

Such conditions are not the result of any actions of the current property owner.

5. Whether the requested relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the UDO.

The requested relief, if granted, may cause some detriment to the public good. Although the HX zone permits the majority of a lot to be developed, the construction of the temporary lot may create impacts to the adjacent residential properties with the removal of trees which would serve as a buffer between commercial uses and existing residential occupants. The preservation of trees supporting the City's Tree City designation also would be compromised with the removal of specimen trees that might be preserved onsite as part of the future permanent City parking lot plan.

Further, without a drainage system in place other than surface flow, the interim lot may create additional sheet flow from the installation of a large new gravel impervious surface. This can intensify the drainage issues along the rear of the City Hall building currently experienced from surface flow off the two lots onto the sidewalk and into the Public Safety parking lot. Without the dimensioned site plan providing the square footage of the proposed parking lot, planning cannot determine if parking lot access standards are met, or if the proposed disturbance area exceeds what would be necessary for 10 parking spaces, and therefore modifications to the proposed interim plan to reconfigure it closer to the grassy areas behind the structures would be conditioned to reduce the area of disturbance.

Recommendation:

Staff recommends tabling the applicant's three variance requests until:

1. The applicant and the City have met and coordinated on the integration of the interim use of the rear yards for a temporary parking lot with the future plans and ownership transactions between the City and the DDA for the permanent City parking expansion onto these lots;
2. The provision of a tree removal plan; and
3. The provision of a dimensioned site plan.



APPLICATION FOR A VARIANCE TO THE PLANNING AND ZONING BOARD OF APPEALS

PROPERTY OWNER INFORMATION

Owner's Name: Downtown Development Authority of the City of Norcross

Owner's Address: 65 Lawrenceville Street; Norcross GA 30071

Phone: 770-856-3211 Email: jamesaeyre@gmail.com

APPLICANT INFORMATION

Contact Name: Jim Eyre; Chairman

Company Name: Downtown Development Authority of the City of Norcross

Phone: 770-856-3211 Email: jamesaeyre@gmail.com

PROPERTY INFORMATION FOR REQUESTED VARIANCE

Tax Parcel Number: 6254 192 & 6254 193 Size in Acres: 0.72 Number of existing structures: 2

Current Zoning: HX Project Name: Wingo Street Parking

Address: 80 & 94 Wingo Street; Norcross GA 30071

DESCRIPTION OF REQUESTED VARIANCE

Request a variance to provide a temporary gravel paved parking lot to be constructed by the DDA.

The temporary gravel paved lot will be replaced in 24-30 months by an asphalt or concrete paved parking lot to be constructed by the City of Norcross.

ACTION REQUESTED FROM THE BOARD OF APPEALS

The Downtown Development Authority of the City of Norcross requests the Board of Appeals grant a variance from Section 203-4.(5).a.1 of the Norcross Zoning Code to allow the construction by the DDA of a temporary parking lot with gravel paving in lieu of asphalt or concrete required by above noted Section of the Zoning Code. This request also includes the grant of a variance from Sections 203-4.(3).a and 203-4.(6) to eliminate striping and landscape at the temporary lot.

Attachment: ZBA2025-004 Variance Application (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

REQUIRED ATTACHMENTS

- Site plan (to scale) of subject property indicating area of variance
- Legal description
- Vicinity Map
- Include a narrative that explains the reason for the requested variance

STATEMENT

Has the subject property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals, Planning and Zoning Board, or any other City Board in the past 24 months? YES NO

If yes, list the board and reference number: Subject Property was before the DDA and Council in late 2024 to approve acquisition.
DDA on 10/30/24 as Item C.a.(1). Council on 11/5/24 as Item 24-7157.

APPLICANT'S SIGNATURE

Jim Eyre

Digitally signed by Jim Eyre
Date: 2025.04.07 20:59:40 -04'00'

4/7/25

Signature

Date

Jim Eyre

Digitally signed by Jim Eyre
Date: 2025.04.07 21:00:11 -04'00'

CITY USE ONLY BELOW THIS LINE

Date received: _____ Receipt Number: _____ Application Number: _____

Fee Paid: \$ _____ Meeting Date: _____

DEADLINE AND HEARING SCHEDULE

See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.

(THE PROPERTY OWNER OR APPLICANT'S ATTENDANCE AT EACH PUBLIC HEARING IS REQUIRED)

Attachment: ZBA2025-004 Variance Application (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

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.

Jim Eyre

Digitally signed by Jim Eyre
Date: 2025.04.07 21:01:07 -04'00'

Jim Eyre; Downtown Development Authority of the City of Norcross

SIGNATURE OF APPLICANT DATE

TYPE OR PRINT NAME AND TITLE

Jim Eyre

Digitally signed by Jim Eyre
Date: 2025.04.07 21:01:28 -04'00'

Jim Eyre; Downtown Development Authority of the City of Norcross

SIGNATURE OF APPLICANT'S DATE
ATTORNEY OR REPRESENTATIVE

TYPE OR PRINT NAME AND TITLE

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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)

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

CRITERIA FOR EVALUATING VARIANCE REQUESTS

1. Whether there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

The property will be graded as part of a paved parking lot to be developed by the City on the subject property. The grading and construction of the future City parking lot will alter the size, shape and topography of the subject property and remove the existing temporary parking lot on the property.

2. Whether the application of UDO to this particular piece of property would create an unnecessary hardship.

The application of the UDO would create considerable financial hardship for the DDA as any paving, curb, landscape improvements will be removed when the future City parking lot is built on the property per the attached plan.

3. Whether such conditions are peculiar to the particular piece of property involved

The conditions are peculiar in that the City has no plans to build a future parking lot on other properties in the downtown area. There is no other property in the area that will experience this future construction.

4. Whether such conditions are the result of any actions of the property owner

The conditions are a result of the City providing additional parking to support a vibrant and growing downtown business district. Any temporary DDA parking will be removed when the City lot is built.

5. Whether the requested relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the UDO

The requested relief will support public good by allowing the construction of the future City parking lot. The purpose and intent of the UDO will not be impaired by the requested relief as the proposed gravel parking is temporary and will be replaced by permanent paved parking in due time.



Ownership Affidavit & Designation of Agent

I. Ownership.

I, Jim Eyre as Chairman of Downtown Development Authority of the City of Norcross, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 6254-192 & 6254-193

Location address: 80 & 94 Wingo Street

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: The Downtown Development Authority of the City of Norcross

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: N/A

Name/Address of Registered Agent: Jim Eyre, Chairman
Downtown Development Authority of the City of Norcross
65 Lawrenceville Street, Norcross GA 30071

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: N/A

Address: _____

Contact Person: _____ Telephone No.: _____

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.)

N/A

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

Attachment: ZBA2025-004 Variance Application (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

IV. Acknowledgement.

• Individual

Signature _____
 Print Name: _____
 Address: _____
 Phone #: _____

• Corporation/LLC

Print Corporation/LLC Name _____
 By: _____
 Signature _____
 Print Name: _____
 Its: _____
 Address: _____
 Phone #: _____

• Partnership

Print Partnership Name _____
 By: _____
 Signature _____
 Print Name: _____
 Its: _____
 Address: _____
 Phone #: _____

• Government Entity

Downtown Development Authority of the City of Norcross
 Print Government Name _____
 By: _____
 Signature _____
 Print Name: Jim Eyre
 Title: Chairman
 Department: Downtown Development Authority of the City of Norcross

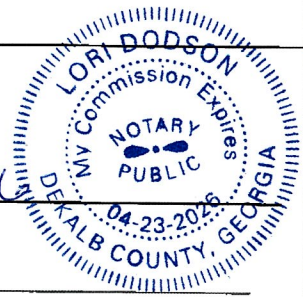
NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
 COUNTY OF _____

<p>• Individual</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p> <hr/> <p>• Government Entity</p> <p>Before me, this <u>8th</u> day of <u>April</u>, 20<u>24</u>, personally appeared <u>Jim Eyre</u> as <u>Chairman</u> and on behalf of <u>Downtown Development Authority of the City of Norcross</u>, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p>	<p>• Corporation/LLC</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ of _____ a _____ corporation/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.</p>	<p>• Partnership</p> <p>Before me, this _____ day Of _____, 20____, 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.</p>
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Signature of Notary: Lori Dodson
 Print Notary Name: Lori Dodson

NOTARY STAMP: My commission expires: 04/23/2026
 Identification Method: Personally known. Produced I.D. – Type: _____



Attachment: ZBA2025-004 Variance Application (25-7336 : ZBA2025-004 80 and 94 Wingo Street)

ZONING DATA

ZONING CHARACTER AREA PID: HX (HISTORIC MIXED-USE) 7-TOWN CENTER R6254 193 & R6254 192

USE SITE AREA: RETAIL & MISC PARKING 0.72 AC

MIN LOT AREA: N/A
 MIN LOT WIDTH: N/A
 MIN LOT FRONTAGE: N/A
 MAX BLDG HEIGHT: 40 FT

MAX IMPERVIOUS: 100%
 EXISTING IMPERVIOUS: 5,325 SF (17.0%)
 PROPOSED IMPERVIOUS: 11,100 SF (35.4%)

80 WINGO ST FLOOR AREA: 1350 SF
 94 WINGO ST FLOOR AREA: 1300 SF
 TOTAL FLOOR AREA: 2650 SF

SETBACKS
 FRONT: 10'
 SIDE: 0'
 REAR: 0'

BUFFERS, DISSIMILAR BUFFERS, LANDSCAPE YARDS - N/A

PARKING SUMMARY

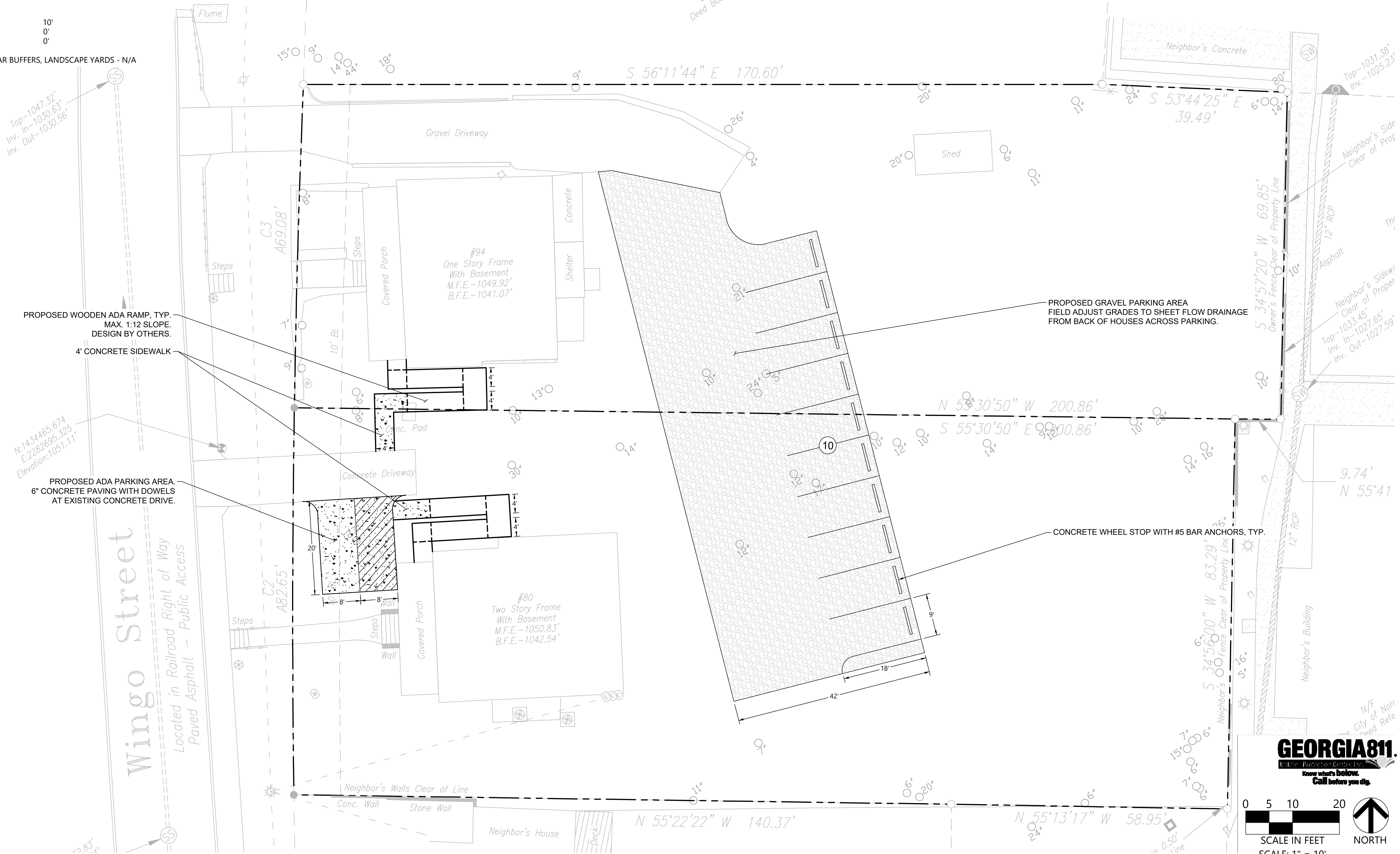
EXISTING PARKING: 4 SPACES
 REQUIRED PARKING: 7 SPACES (1 PER 400 SF)
 PROVIDED PARKING: 11 SPACES

REQUIRED ADA PARKING: 1 SPACE (1 VAN)
 PROVIDED ADA PARKING: 1 SPACE (1 VAN)

FOR INFORMATION ONLY. NO TREES WILL BE REMOVED WITH APPROVAL OF VARIANCE ZBA 2025-004. TREES CAN/WILL ONLY BE REMOVED WITH THE APPROVAL OF A LAND DISTURBANCE PERMIT AT SOME LATER DATE.

200' Right of Way
 Deed Book N, Page 178

Wingo Street
 Located in Railroad Right of Way
 Paved Asphalt - Public Access



BARCLIFT CONSULTING
 Civil Engineering | Site Planning
 404.771.0920
 robert@barcliftconsulting.com
 barcliftconsulting.com

DOWNTOWN DEVELOPMENT
 AUTHORITY OF NORCROSS

VARIANCE SITE PLAN
 WINGO ST PARKING
 80 WINGO ST, NORCROSS, GA 30071

REVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. PE050335
 WALTER G. BISHOP
 5/13/25

GSWCC LEVEL II #: 89269
 May 13, 2025

C2.0
 Sheet Number