

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Agenda

Thursday, July 24, 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 ALL CELL PHONES AND ELECTRONIC DEVICES
- II. **Presentation of previous meeting minutes for acceptance.**
[Zoning Board of Appeals - Zoning Board of Appeals - Jun 26, 2025, 6:30 PM](#)
- III. **Old Business**
- IV. **New Business**
 1. [25-7402](#) **ZBA2025-006 189 Hunt Street and 248 Beutell Street**
Request a variance to Chapter 400-Land Development, Article 1-Land Development Standards, Division 1-In General, Section 401-2(4) Amendment to Section 810.10 General Requirements requiring all drainage in the right of way or proposed right-of-way to be piped with reinforced concrete pipe to allow a design alternative to meet the performance standards through the use of HDPE pipe with stone.

[ZBA2025-006 Staff Report](#)

[ZBA2025-006 Application and Supporting Materials](#)
 2. [25-7403](#) **ZBA2025-007 633 Sunset Drive**
Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 2-Single Family Residential Districts, Section 201-6 (b) R100 development standards requesting relief from the maximum height allowed for an accessory dwelling unit.

[ZBA2025-007 Staff Report](#)

[ZBA2025-007 Application](#)
 3. [25-7404](#) **ZBA2025-008 444 West Peachtree Street**
Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 5-Industrial Districts, (b) M1 lot development standards requesting relief from the maximum height limitation for a principal structure.

[ZBA2025-008 Staff Report](#)

[ZBA2025-008 Application](#)
- 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, 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

Minutes Acceptance: Minutes of Jun 26, 2025 6:30 PM (Presentation of previous meeting minutes for acceptance.)

I. Call to Order

Zoning Board of Appeals was called to order at 6:33 PM by Chair Michael Walsh

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

II. Presentation of previous meeting minutes for acceptance.

Zoning Board of Appeals - Zoning Board of Appeals - May 22, 2025 6:30 PM

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

II. Old Business

None

IV. Public Comment

- a) Lynn Ward (Norcross Resident)
 - a. Expressed concerns with the request for a parking lot expansion, trees, and the potential removal of trees and their replacement, and a potential two-lane road that is being constructed.
- b) Ms. Willis (Norcross Resident)
 - a. Expressed concerns with the potential removal of trees.
- c) Jim Eyre, DDA
 - a. Spoke briefly about the project and offered some clarifying points about the parking project.

V. New Business

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

Staff presented a summary of the request along with the two (2) variances that were being requested.

- 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;

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

Minutes Acceptance: Minutes of Jun 26, 2025 6:30 PM (Presentation of previous meeting minutes for acceptance.)

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

VII. Adjourn

The meeting was closed at 6:57 PM:

- a. Mover: Michael Walsh, Chairman
- b. Seconder: Naim Harrison
- c. Vote: 4-0

Minutes Acceptance: Minutes of Jun 26, 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#: 25-7402 **Version:**

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

File Created: 7/18/2025 **In Control:** Zoning Board of Appeals

On Agenda: 7/24/2025 6:30 PM **Status:** Scheduled

Title: ZBA2025-006 189 Hunt Street and 248 Beutell Street

Sponsors:

Code Sections:

Attachments:

1. [ZBA2025-006 Staff Report](#)
2. [ZBA2025-006 Application and Supporting Materials](#)

Title
ZBA2025-006 189 Hunt Street and 248 Beutell Street

Drafter
LeDarius Scott



Meeting Date: July 24, 2025 at 6:30pm Petition Number: ZBA2025-006

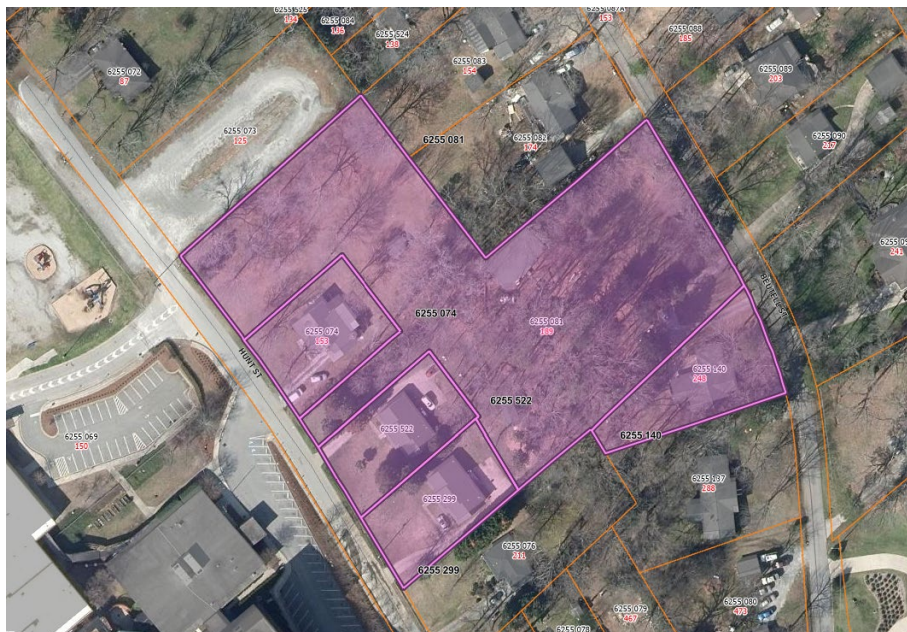
Property Location: 0, 153, and 189 Hunt Street and 248 Beutell St

Tax Parcel ID: 6255 074, 081, 140, 299 and 522

Petitioner: David Tracht, on behalf of Lalani Ventures

Petitioner's Request: Request a variance to Chapter 400-Land Development, Article 1-Land Development Standards, Division 1-In General, Section 401-2(4) Amendment to Section 810.10 General Requirements requiring all drainage in the right of way or proposed right-of-way to be piped with reinforced concrete pipe to allow a design alternative to meet the performance standards through the use of HDPE pipe with stone.

Vicinity Map:



Attachment: ZBA2025-006 Staff Report (25-7402 : ZBA2025-006 189 Hunt Street and 248 Beutell Street)

PROPERTY INFORMATION	
Property Location	0, 153, and 189 Hunt Street and 248 Beutell St
Acreage	3.4 acres
Existing Zoning/Land Use	PRD (Planned Residential Development)
Character Area	7 Town Center
Existing Lot Dimensions	Frontage: 383' along Hunt Street and 300' along Beutell, Depth is 444' at the widest point between Hunt and Beutell
Proposed Building Dimensions	N/A
Topography	High Point: 1066 Low Point: 1042
Elevation	High Point: Northwest Low Point: East
Encumbrances:	None identified

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	R75 / Single Family Residence	154 and 174 Beutell Street	1.03 AC
South	R-75 / Single Family Residence Vacant Lot	125 Hunt Street	0.55 AC
East	R100 / Single Family Residence	153-241 Hunt Street	2.94 AC
West	R75 / Norcross Elementary School	150 Hunt Street	8.63 AC

Attachment: ZBA2025-006 Staff Report (25-7402 : ZBA2025-006 189 Hunt Street and 248 Beutell Street)

Project Description:

The assemblage of parcels was rezoned from R-75 to PRD in 2021 showing twenty-seven total lots, four of the 27 have existing homes on them. The developer has been in the process of getting the preliminary plat and land disturbance permit approved. Initially during the rezoning, it was intended that the interior street network for the project would consist of a private street network and several alley ways. In 2025, Mayor and Council requested that the developer consider dedicating the street network as public rights of way in their designed configuration. The developer agreed, subject to there being no modifications to the design of the project. The original design configuration for the stormwater pipe network under the roads was to be constructed of High-Density Polyethylene (HDPE). However, the city has a requirement that stormwater pipe networks under current or proposed right-of-way be RCP (reinforced concrete pipe).

Existing Conditions:

The properties currently consist of four homes, and the subject site is currently under review for a Land Disturbance Process.

Zoning Analysis:

The Unified Development Ordinance (UDO) was adopted in 2019. The applicant is requesting relief from Chapter 400-Land Development, Article 1-Land Development Standards, Division 1-In General, Section 401-2(4) Amendment to Section 810.10 General Requirements.

Requested Variance

Request a variance to Chapter 400-Land Development, Article 1-Land Development Standards, Division 1-In General, Section 401-2(4) Amendment to Section 810.10 General Requirements requiring all drainage in the right of way or proposed right-of-way to be piped with reinforced concrete pipe to allow a design alternative to meet the performance standards through the use of HDPE pipe.

Variance Criteria:

Please see below for the staff interpretation of the variance criteria.

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 site was rezoned in 2021 to PRD (Planned Residential Development) to include the development being designed to utilize a private network of roads and alleyways to serve the homes within the development. With the private road network, stormwater design allows a design alternative to meet the performance standards through the use of HDPE pipe. The use of HDPE pipe is a standard option for stormwater design as allowed by the Georgia Department of Transportation (GDOT),

Private street networks have allowed a number of neotraditionally designed developments with more narrow roadways that cut down on through traffic and which promote community and walkability. However, private street network maintenance and upkeep ultimately becomes the responsibility of the homeowners who often are not prepared financially to pay for near term interim maintenance and long term repaving costs. The City, realizing the financial burden that this can create for homeowners and homeowner associations, have requested a number of new developments to keep their neotraditional street designs and instead dedicate those roads as public rights-of-way so that maintenance responsibilities are on the City. Such is the case with this neighborhood, referred to as Anderson Place.

The Anderson Place developer agreed to dedicate the street network as public rights-of-way at the request of the City on the condition that the dedication did not cause any design change to the development, inclusive of stormwater pipe materials. Therefore, there is a unique challenge to the site to meet the City requirement to use concrete pipes under existing or proposed rights-of-ways.

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: use of concrete piping for stormwater purposed under existing or proposed rights-of-ways would create an unnecessary hardship to this piece of property as the subdivision was designed and at the stage where the preliminary plat and land disturbance permit were ready for approval by City staff when it was determined that Mayor and Council desired to ask the

developer to consider dedicating the street network as public rights-of-way. The developer agreed, predicated on the request that no infrastructure redesign be required.

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

It is very rare that a previous approval through zoning for the use of a private street network is requested to be reverted back to a public right of way configuration at the end of final design of the project. Staff feels that this condition is particular to this piece of property and is one that is not often likely to happen again. In addition, the HDPE pipe is approved thermoplastic pipe in Georgia Department of Transportation (GDOT) standards.

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, should not be detrimental to the public good or impair the purpose and intent of the UDO. If the product is installed to design specifications of the manufacturer and according the GDOT standard details it can be properly maintained by the City in the future.

Recommendation:

Staff recommends approving the applicant's request with the following conditions:

1. Product is installed to design specifications of the manufacturer and according the GDOT standard details;
2. Installation will be inspected by a 3rd party construction material testing firm



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

PROPERTY OWNER INFORMATION

Owner's Name: Lalani Residential Developments, LLC

Owner's Address: 34 Peachtree Suite 2800 Atlanta, GA 30303

Phone: 404-993-8876 Email: slalani@lalaniventures.com

APPLICANT INFORMATION

Contact Name: David Tracht

Company Name: Lalani Ventures

Phone: 404-545-1765 Email: dtracht@lalaniventures.com

PROPERTY INFORMATION FOR REQUESTED VARIANCE

Tax Parcel Number: 6255-074, 6255-522, 6255-299, 6255-081 & 6255-082 Size in Acres: 3.4 Number of existing structures:

Current Zoning: PRD Project Name: Anderson Place

Address: 248 Beutell St. Norcross GA 30071

DESCRIPTION OF REQUESTED VARIANCE

Section 401-2 Local Amendments in the Norcross UDO: Section 401-2(4) Section 810-10 General Requirements. Add to the text of Section 810-10 the following: Section 810-10.4 Surface drainage.
All drainage in right-of-way or proposed right-of-way shall be piped using reinforced concrete pipe. Also, road culverts, even if private roads, shall be reinforced concrete pipe.
By allowing a design alternative to meet performance standards through the use of HDP pipe with stone.

ACTION REQUESTED FROM THE BOARD OF APPEALS

Allowing the use of a design alternative to meet performance standards through HDP pipe with stone

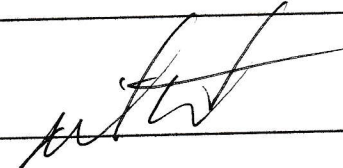
REQUIRED ATTACHMENTS

- 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: For approval of Row as public



APPLICANT'S SIGNATURE

6/13/25

Signature

Date

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: ZBA2025-006 Application and Supporting Materials (25-7402 : ZBA2025-006 189 Hunt Street and 248 Beutell 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.

[Signature] 6/13/25 David Trickett, SVP Development
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

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



Ownership Affidavit & Designation of Agent

I. Ownership.

I, Shameel Lalani, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) _____

Location address: 248 Beutell St.

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: Lalani Residential Developments, LLC

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:

Shameel Lalani

Provide Names of General Partners:

* Secretary of State Registration Number: 21108673

* Name/Address of Registered Agent: Shameel Lalani 34 Peachtree St NW 18th Floor Atlanta GA

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: David Tracht

Address: 2676 Lana Ridge Cir. ATL, GA 30345

Contact Person: _____ Telephone No.: 404-545-1765

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.)

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

IV. Acknowledgement.

• Individual

[Signature]
Signature

Print Name: _____
Address: _____
Phone #: _____

• Government Entity

Print Government Name _____
By: _____
Signature
Print Name: _____
Title: _____
Department: _____

* Corporation/LLC

Loleni Residential Developments
Print Corporation/LLC Name LLC

By: _____
Signature
Print Name: Shoreen Ideni
Its: CEO
Address: 34 Peachtree St NW
28th Floor GA 30007
Phone #: 404 872-8876

• Partnership

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

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF _____

• Individual

Before me, this 12th day of JUNE, 2025, 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 12th day of JUNE, 2025, personally appeared Shoreen Ideni of _____ of a Georgia 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.

• Partnership

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.

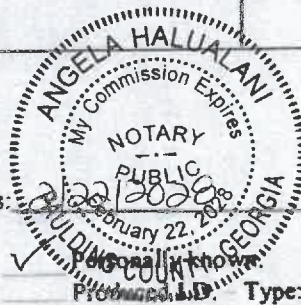
Angela Halualani
Signature of Notary

ANGELA HALUALANI
Print Notary Name

NOTARY STAMP:

My commission expires: _____

Identification Method: Personally known



Printed Name Type:

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

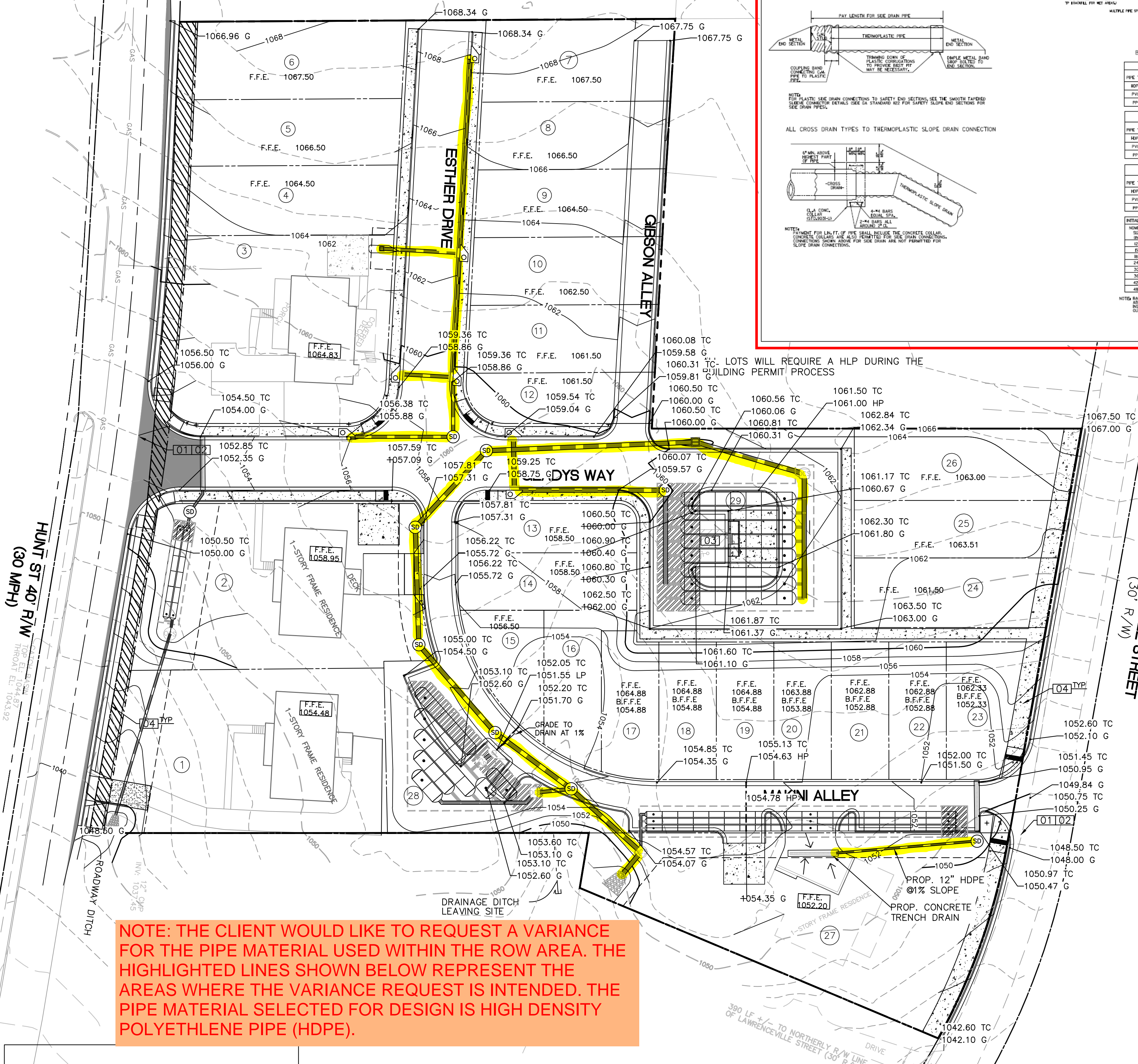
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HUNT ST 40' R/W (30 MPH)

BEUTELL STREET (30' R/W)



NOTE: THE CLIENT WOULD LIKE TO REQUEST A VARIANCE FOR THE PIPE MATERIAL USED WITHIN THE ROW AREA. THE HIGHLIGHTED LINES SHOWN BELOW REPRESENT THE AREAS WHERE THE VARIANCE REQUEST IS INTENDED. THE PIPE MATERIAL SELECTED FOR DESIGN IS HIGH DENSITY POLYETHYLENE PIPE (HDPE).



CONCRETE TO THERMOPLASTIC SIDE DRAIN OR CROSS DRAIN CONNECTION ALTERNATES

THERMOPLASTIC PIPE TRENCH INSTALLATIONS

METAL TO THERMOPLASTIC SIDE DRAIN CONNECTION ALTERNATES

BACKFILL REQUIREMENT TABLES

ALLOWABLE PIPE SIZES

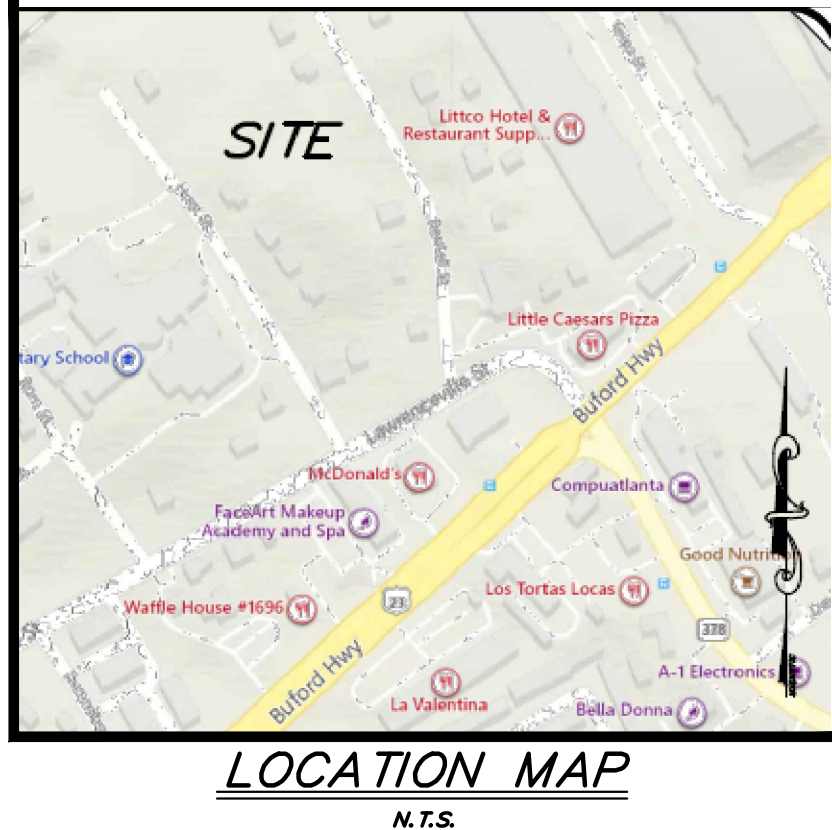
GENERAL NOTES

DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA STANDARD THERMOPLASTIC PIPE

NO SCALE

SEPTEMBER 2006

10:30P



GRADING LEGEND

- EX. CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE SIDEWALK
- EX. SIDEWALK
- PROPERTY LINE
- EX. LIGHT
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- SPOT ELEVATION
- TOP OF CURB
- EXISTING ELEVATION
- EXISTING CONTOURS

GRADING CONSTRUCTION NOTES

- LIMIT OF SAWCUT AND PAVEMENT REMOVAL.
- MATCH EXISTING PAVEMENT ELEVATION.
- 2% MAXIMUM GRADES WITHIN THE HANDICAP PARKING AREA.
- SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25 INCH PER FOOT, SIDEWALKS SHALL MAINTAIN THE CROSS SLOPE AT DRIVEWAY CROSSINGS OR TRANSITION THE SIDEWALK TO A DRIVEWAY WITH RAMPS AND DETECTABLE WARNINGS.

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH GWINNETT COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY CITY OF NORCROSS INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

FLOOD NOTE: THE SUBJECT PROPERTY DOES NOT LIE WITHIN ZONE X WHICH IS NOT A DESIGNATED FLOOD HAZARD AREA, PER GWINNETT COUNTY F.I.R.M. PANEL NO. 1313500026, DATED MARCH 04, 2013.

NOTE: STORMWATER MANAGEMENT FOR THIS RESIDENTIAL DEVELOPMENT WILL BE PROVIDED BY FACILITIES LOCATED ONSITE.

DESCRIPTION OF EXISTING LAND USE: THE SUBJECT SITE IS CURRENTLY DEVELOPED AND CONSISTS OF A SINGLE FAMILY HOUSES. THE VEGETATION CONSIST OF GRASS AND TREES.

DESCRIPTION OF PROPOSED LAND USE: PROPOSED RESIDENTIAL SUBDIVISION ON EXISTING PARCEL.

REFERENCE: BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY BY THE COLLABORATIVE, DATED AUGUST 2, 2019.

PART V NOTE: THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

OWNER/DEVELOPER
(PER GWINNETT COUNTY)
BILLIONAIRE FUNDING GROUP
34 PEACHTREE ST., NW
SUITE 2800
ATLANTA, GA 30303
404-643-4604

24HR CONTACT
MUSAH LOTALLAH
404-643-4604

SITE ADDRESS
HUNT STREET
NORCROSS, GA

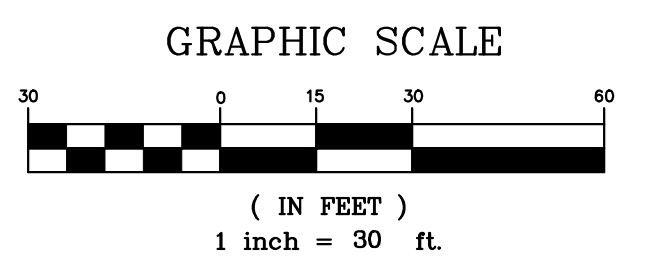
ADDITIONAL PARCEL INFORMATION
PARCEL ID: 6255-074, 081, 522, 299, 153,
AND 189
3.4171 ACRES
ZONING: PRD, REZ2020-0002

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL.

GRADING NOTES

- ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
- ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIPLINES OF EXISTING TREES.
- FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
- ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
- THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
- DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE FORSYTH COUNTY DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.



B.C ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

GRADING PLAN
ANDERSON PLACE SUBDIVISION
HUNT STREET AND BEUTELL STREET
LAND LOT 255
6TH DISTRICT
CITY OF NORCROSS, GEORGIA

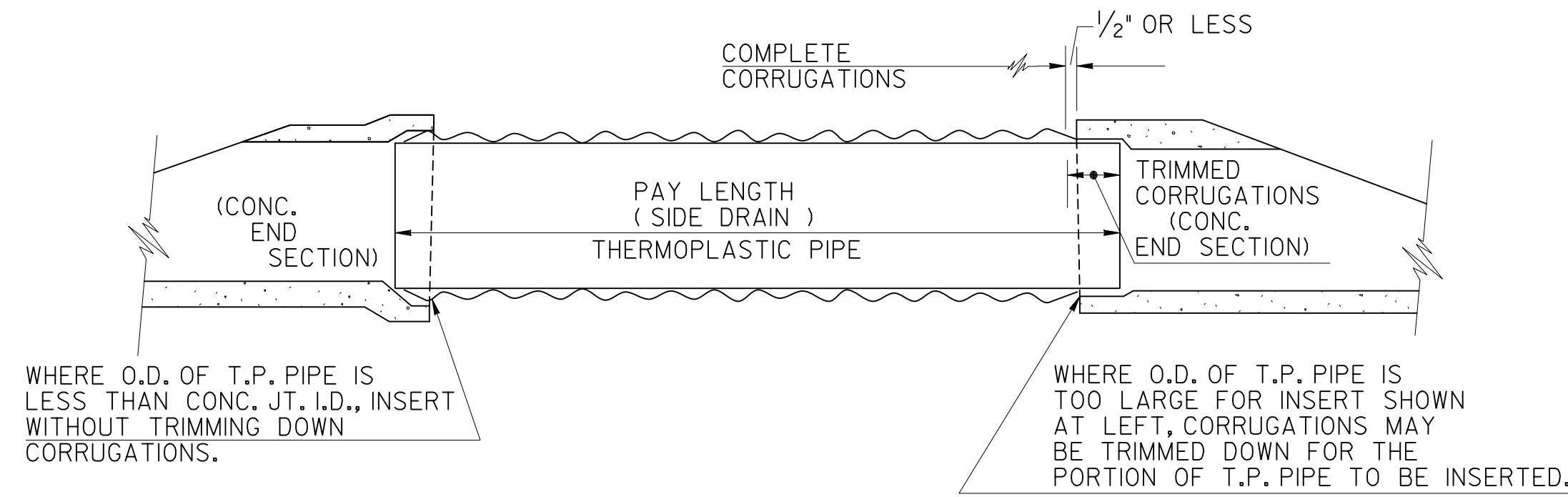
DRAWN BY:	DATE	REVISION	DESCRIPTION
BC	4/03/22	1	PERMIT SUBMITTAL
AS NOTED	5/28/24	2	GRADING REVISION

CHECKED BY:	DATE:	SCALE:	LAND LOTS:	DISTRICT:
BC	01/31/24	AS NOTED	255	6TH

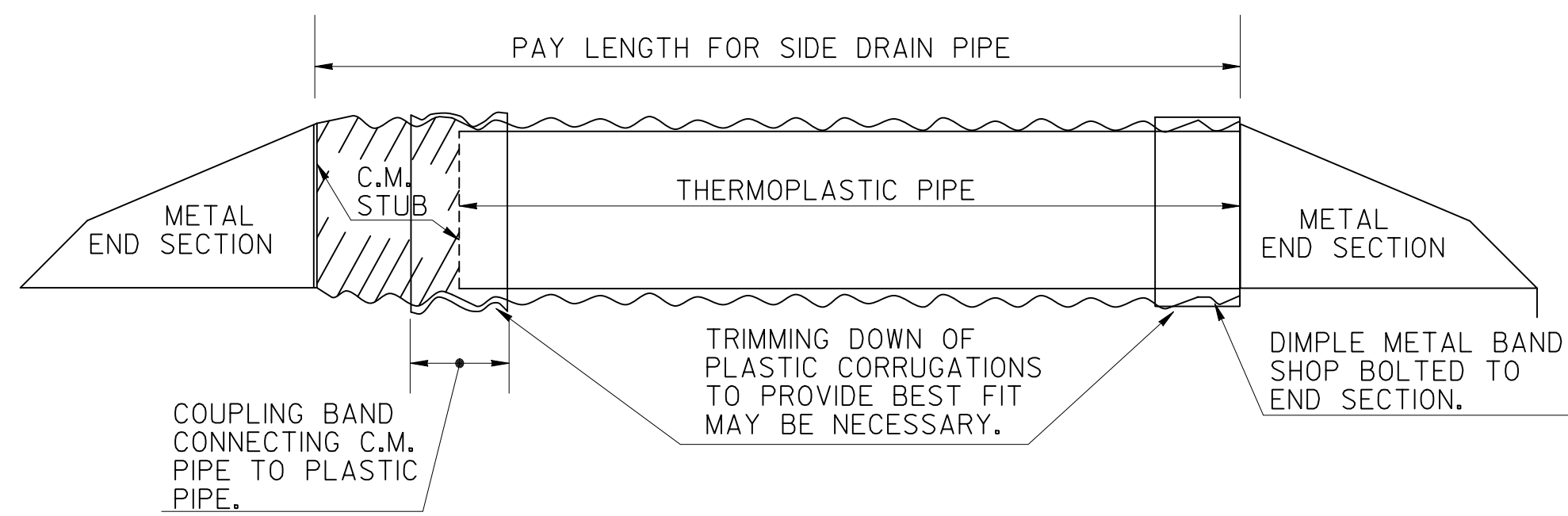
SHEET NO.:	OF
4	42

JOB NO.
2022-009

CONCRETE TO THERMOPLASTIC SIDE DRAIN OR CROSS DRAIN CONNECTION ALTERNATES

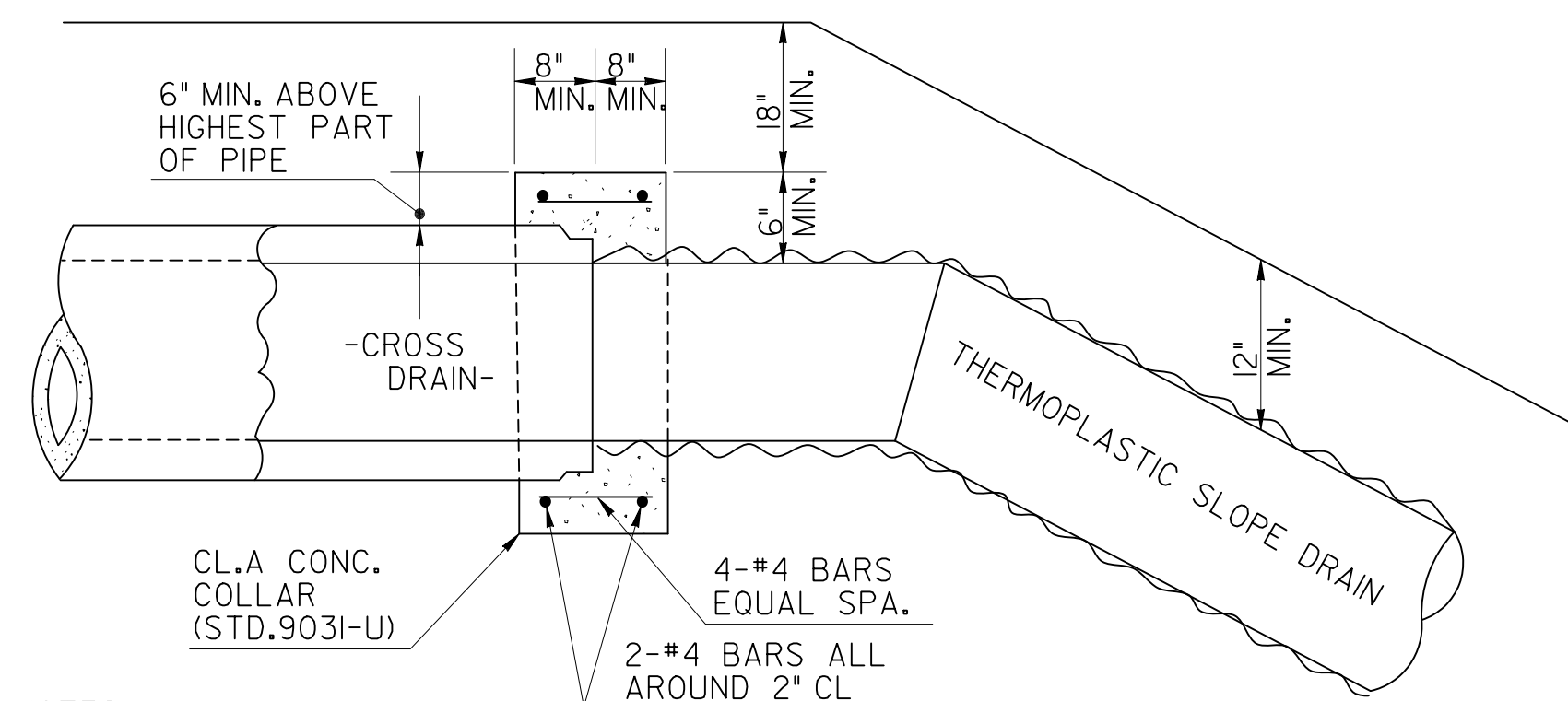


METAL TO THERMOPLASTIC SIDE DRAIN CONNECTION ALTERNATES (SEE GENERAL NOTE NO. 5)



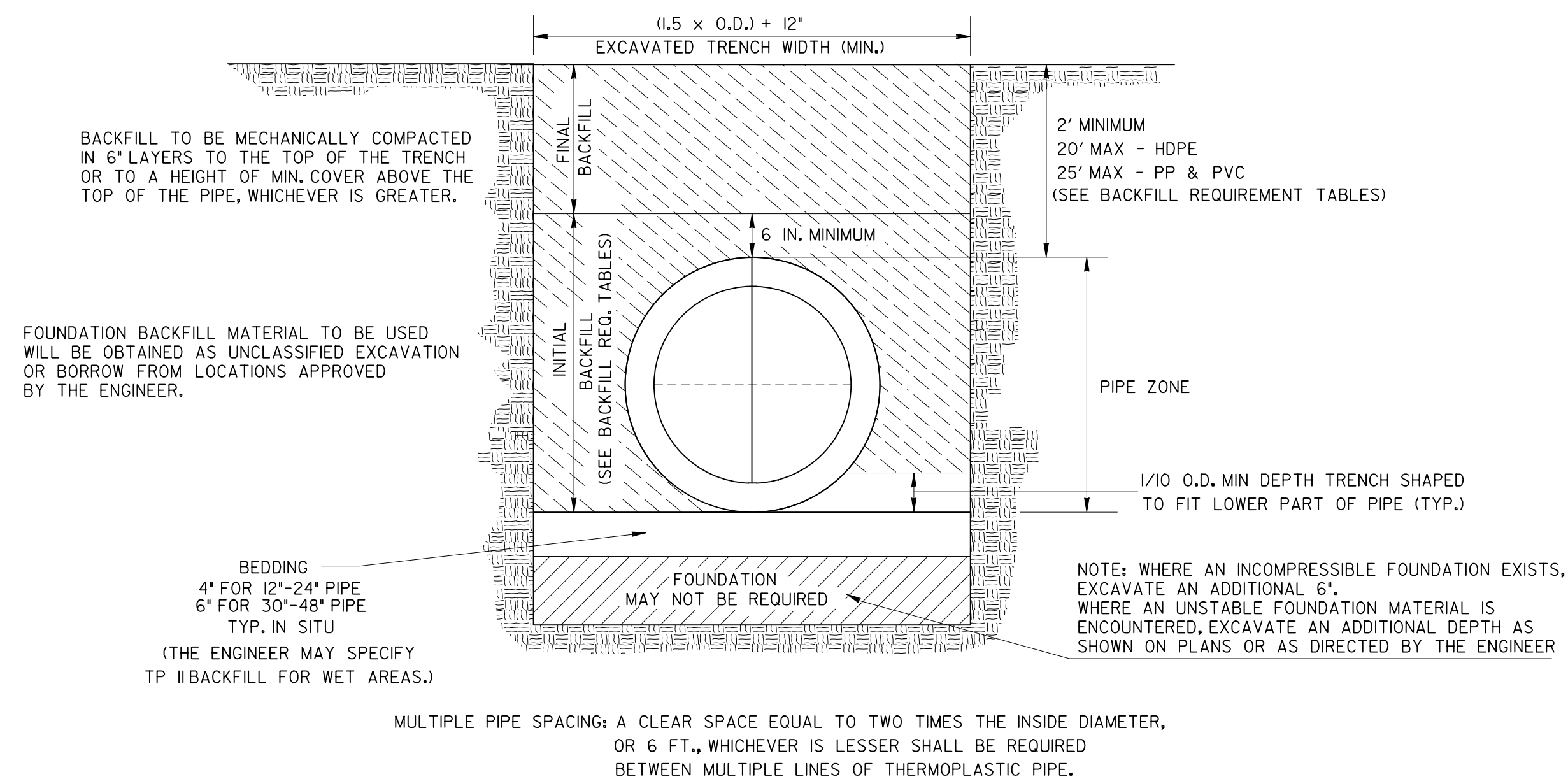
NOTE: FOR PLASTIC SIDE DRAIN CONNECTIONS TO SAFETY END SECTIONS, SEE THE SMOOTH TAPERED SLEEVE CONNECTOR DETAILS (SEE GA STANDARD I122 FOR SAFETY SLOPE END SECTIONS FOR SIDE DRAIN PIPES).

ALL CROSS DRAIN TYPES TO THERMOPLASTIC SLOPE DRAIN CONNECTION



NOTES: PAYMENT FOR LIN. FT. OF PIPE SHALL INCLUDE THE CONCRETE COLLAR. CONCRETE COLLARS ARE ALSO PERMITTED FOR SIDE DRAIN CONNECTIONS. CONNECTIONS SHOWN ABOVE FOR SIDE DRAIN ARE NOT PERMITTED FOR SLOPE DRAIN CONNECTIONS.

THERMOPLASTIC PIPE TRENCH INSTALLATIONS



ALLOWABLE PIPE SIZES

HIGH DENSITY POLYETHYLENE (HDPE) AASHTO M 294	POLYPROPYLENE (PP) AASHTO M 330	PROFILE WALL POLYVINYL CHLORIDE (PVC) AASHTO M 304	CORRUGATED SMOOTH INTERIOR POLYVINYL CHLORIDE (PVC) ASTM F 949
NOMINAL SIZE (IN.)	NOMINAL SIZE (IN.)	NOMINAL SIZE (IN.)	NOMINAL SIZE (IN.)
12	12	12	12
15	15	15	15
18	18	18	18
24	24	21	21
30	30	24	24
36	36	30	30
42	42	36	36
48	48	42	42
		48	

BACKFILL REQUIREMENT TABLES

STORM DRAIN INSTALLATIONS			
PIPE TYPE	MAX. FILL HEIGHT (FT)	INITIAL BACKFILL TYPE	FOUNDATION BACKFILL TYPE
HDPE	20	STRUCTURAL	CLASS II B2 OR BETTER
PVC	25	STRUCTURAL	CLASS II B3 OR BETTER
PP	25	STRUCTURAL	CLASS II B3 OR BETTER

SIDE DRAIN (DRIVEWAY) INSTALLATIONS (FILL HEIGHTS UP TO 10-FT)			
PIPE TYPE	MAX. FILL HEIGHT (FT)	INITIAL BACKFILL TYPE	FOUNDATION BACKFILL TYPE
HDPE	10	CLASS II B2 OR BETTER	CLASS II B2 OR BETTER
PVC	10	CLASS II B3 OR BETTER	CLASS II B3 OR BETTER
PP	10	CLASS II B3 OR BETTER	CLASS II B3 OR BETTER

SIDE DRAIN (DRIVEWAY) INSTALLATIONS (FILL HEIGHTS ABOVE 10-FT)			
PIPE TYPE	MAX. FILL HEIGHT (FT)	INITIAL BACKFILL TYPE	FOUNDATION BACKFILL TYPE
HDPE	20	STRUCTURAL	CLASS II B2 OR BETTER
PVC	25	STRUCTURAL	CLASS II B3 OR BETTER
PP	25	STRUCTURAL	CLASS II B3 OR BETTER

INITIAL BACKFILL & BEDDING QUANTITIES		
NOMINAL SIZE (IN.)	INITIAL BACKFILL (FT ³ /LF)	BEDDING (FT ³ /LF)
12	2.97	0.83
15	3.80	0.96
18	4.73	1.08
24	6.86	1.33
30	9.34	2.38
36	12.18	2.75
42	15.38	3.13
48	18.93	3.50

NOTE: BACKFILL AND BEDDING QUANTITIES IN THE ABOVE TABLE ARE BASED ON THE TYPICAL INSIDE DIAMETER OF PIPE - NOT THE OUTSIDE DIAMETER OF PIPE.

GENERAL NOTES:

- SPECIFICATIONS: GEORGIA STANDARD, CURRENT EDITION & SUPPLEMENTS THERETO.
- THE MINIMUM COVER SHALL BE 24" FOR STORM AND SIDE DRAINS AND 12" FOR SLOPE DRAIN PIPE.
- THE MAXIMUM HEIGHT OF FILL SHALL BE:
 - 20' FOR HIGH DENSITY POLYETHYLENE (HDPE)
 - 25' FOR POLYVINYL CHLORIDE (PVC)
 - 25' FOR POLYPROPYLENE (PP)
- MINIMUM PIPE STIFFNESS SHALL BE IN ACCORDANCE WITH AASHTO M 294, TYPE 'S' FOR HDPE PIPE, AASHTO M 304 FOR PROFILE WALL PVC PIPE, AASHTO M 330 FOR PP PIPE, AND ASTM F 949 FOR CORRUGATED SMOOTH INTERIOR PVC PIPE.
- METAL FLARED END SECTIONS PER STD. I120 ARE PERMITTED ONLY WHERE THE PLANS LIST PLAIN CORRUGATED STEEL PIPE AS AN ALLOWABLE ALTERNATE FOR THE CULVERT.
- GRADED AGGREGATE MEETING SECTION 815 SHALL BE USED FOR STRUCTURAL BACKFILL IN ACCORDANCE WITH BACKFILL REQUIREMENT TABLES AND WILL NOT BE PAID FOR SEPARATELY. PAYMENT WILL BE INCLUDED IN THE OVERALL PRICE BID FOR PIPE.
- NORMAL BACKFILL MATERIAL MEETING SUBSECTION 810.2.01 MAY BE USED FOR SIDE DRAIN APPLICATIONS FOR FILL HEIGHTS UP TO 10 FT IN ACCORDANCE WITH TYPE AND CLASS LISTED IN THE BACKFILL REQUIREMENT TABLES. IF THE REQUIRED SOIL CLASS IS NOT AVAILABLE USE GRADED AGGREGATE MATERIAL MEETING SECTION 815.

REV INTL BK FILL TO 6" MIN		11-14-19	DATE	DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA STANDARD THERMOPLASTIC PIPE		
REV INTL BK FILL QUANTITIES						REVISION
REV GRAD. AGG. MTL. TO REF						
REV SEC 815 IN GEN. NOTES 6&7						
NO SCALE		SEPTEMBER 2016		NUMBER 1030P		
DESIGNED (SUBMITTED)		BY		TRACED STATE DESIGN POLICY ENGINEER DRAWN B.J.O. (APPROVED) Margaret B. Puleo CHECKED W.D.L. CHIEF ENGINEER		



Office of Materials and Testing
Qualified Products List

<p>This is a listing of approved Thermoplastic Drainage Pipe producers prepared in accordance with the Office of Materials and Testing Standard Operating Policy 28 (SOP-28) entitled, “<i>Inspection of Thermoplastic Drainage Pipe</i>”. Please refer to section 845 of the GDOT Standard Specifications for material requirements.</p>	<p>QPL-51 Thermoplastic Drainage Pipe Producers</p>	<p>Inspection Services Branch 15 Kennedy Dr. Forest Park, GA 30297 Office Phone: 404-608-4885 Office Fax: 404-608-4888</p>
--	--	---

All thermoplastic drainage pipes must be pre-inspected and stamped, by means of either a thermal branding iron or an approved sticker on the interior wall of each pipe section, with a Plastic Pipe Technician (PPT) number. Corrugated PE Underdrain Pipe does not require stamping, but is still required to be direct shipped from approved producers contained within this listing. **Purchasing and shipping pipe from third party distributors and vendors is not permitted.** Pipes without stamps or from producers not contained within this list must not be incorporated into any GDOT work without prior approval from the engineer and should be reported to the Inspection Services Branch of the Office of Materials and Testing.

Source	Source #/ Location	Address	Contact	Web Address	Type of Pipe	P.P.T. Number
Advanced Drainage Systems, Inc.	03/ Bessemer City, NC	333South Ridge Parkway Bessemer City, NC 28016	704-629-4151	www.ads-pipe.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain Polypropylene (PP) Smooth Lined-Ty S	PPT-10 PPT-12
Advanced Drainage Systems, Inc.	01/ Jackson, MS	205 Apache Drive Jackson, MS 39272	601-371-0678	www.ads-pipe.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain	
Advanced Drainage Systems, Inc.	08/ Perry, GA	1005 Valley Drive Perry, GA 31069	478-988-8010	www.ads-pipe.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain Polypropylene (PP) Smooth Lined-Ty S	PPT-2 PPT-3
Advanced Drainage Systems, Inc.	02/ Winter Garden, FL	115 N. West Crown Point Road Winter Garden, FL 34787	407-654-3989	www.ads-pipe.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain Polypropylene (PP) Smooth Lined-Ty S	PPT-9 PPT-11
Advanced Drainage Systems, Inc.	63/ Sebring, FL	1 Ulmann Dr. Sebring, FL 33870	863-655-5499	www.adspipe.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain	PPT-15
Crumpler Plastic Pipe, Inc.	04/ Roseboro, NC	852 Autry Highway Roseboro, NC 28382	800-334-5071	www.cpp-pipe.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain	PPT-5



Office of Materials and Testing
Qualified Products List-51

Source	Source #/ Location	Address	Contact	Web Address	Type of Pipe	P.P.T. Number
Lane Enterprises, Inc.	14/ Shippensburg, PA	34 Strohm Road Shippensburg, PA 17257	717-532-5959	www.lane-enterprises.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain Polypropylene (PP) Smooth Lined-Ty S	PPT-16
Prinsco Inc.	62/ Chatsworth, IL	111 East Pine St. Chatsworth, IL 60921	320-222-6800		Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain Polypropylene (PP) Smooth Lined-Ty S	PPT-6
Southeast Culvert, Inc.	10/ Auburn, GA	1094 Bankhead Highway Winder, GA 30680	770-868-5599	www.southeastculvert.com	Polyethylene (PE) Smooth Lined-Ty S Polyethylene (PE) Underdrain	PPT- 4 PPT-17 PPT-20 PPT-21 PPT-22



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#: 25-7403 **Version:**

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

File Created: 7/18/2025 **In Control:** Zoning Board of Appeals

On Agenda: 7/24/2025 6:30 PM **Status:** Scheduled

Title: ZBA2025-007 633 Sunset Drive

Sponsors:

Code Sections:

Attachments:

1. [ZBA2025-007 Staff Report](#)
2. [ZBA2025-007 Application](#)

Title
ZBA2025-007 633 Sunset Drive

Drafter
LeDarius Scott



Meeting Date: July 24, 2025 at 6:30pm Petition Number: ZBA2025-007

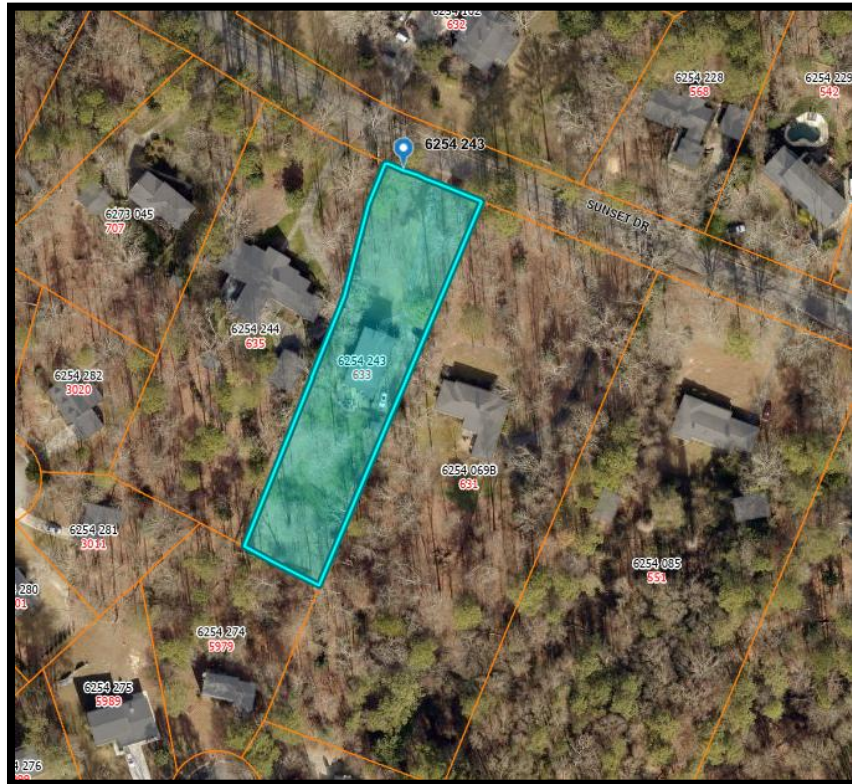
Property Location: 633 Sunset Drive

Tax Parcel ID: 6255 062

Petitioner: Blake Manton

Petitioner's Request: Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 2-Single Family Residential Districts, Section 201-6 (b) R100 development standards requesting relief from the maximum height allowed for an accessory dwelling unit.

Vicinity Map:



Attachment: ZBA2025-007 Staff Report (25-7403 : ZBA2025-007 633 Sunset Drive)

PROPERTY INFORMATION	
Property Location	633 Sunset Drive
Acreage	0.94 acres
Existing Zoning/Land Use	R100 (Single Family Residence)
Character Area	4-North Peachtree Street Neighborhoods
Existing Lot Dimensions	Frontage: Approximately 110 feet, Depth is Approximately 438 feet
Proposed Building Dimensions	Approximately 1,728 square feet
Topography	High Point: 1024 Low Point: 1012
Elevation	High Point: Along north property line Low Point: Along south property line
Encumbrances:	N/A

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	632 Sunset Drive	2.02 AC
South	R100 / Single Family Residence	5979 Eton Court	0.69 AC
East	R100 / Single Family Residence	631 Sunset Drive	2.69 AC
West	R100 / Single Family Residence	635 Sunset Drive	1.52 AC

Attachment: ZBA2025-007 Staff Report (25-7403 : ZBA2025-007 633 Sunset Drive)

Project Description:

The applicant seeks a variance to exceed the maximum height allowed for an accessory structure as outlined in Chapter 200, Article I, section 201-6 (b), R100 lot development standards to construct a two-story accessory dwelling unit. The site plan shows adherence to the five (5) foot setback requirements with landscaping adjacent to the eastern property line. This proposed accessory dwelling unit will comply with all other prescribed code requirements for accessory dwelling units. The project's architecture went before the Architectural Review Board at their May 20, 2025 meeting and was approved with conditions.

Existing Conditions:

The property is currently developed as a two-story single-family residence. According to the applicant, the existing home is 5,100 square feet and that includes the basement. The proposed accessory structure, inclusive of the upstairs area and car area for the garage, is an additional 1,728 square feet (finished space 864 square feet).

Zoning Analysis:

The Unified Development Ordinance (UDO) was adopted in 2019 and Chapter 200, Article I, section 201-6 (b), outlines R100 development standards. Specifically, the maximum height allowed for accessory structures is 12 feet.

Administrative Variance

UDO code section 104-7 (a)(2e) allows authority to grant administrative variances for height not exceeding a 10-foot threshold. After an extensive review of this project, staff determined that the accessory dwelling unit would be eligible for an administrative variance for height. To determine building height compliance, staff in practice takes the average of the first-floor ceiling height and the top of the roof height to determine if an accessory structure falls within the 10-foot threshold. Traditionally, accessory structures were prescribed a maximum height of 12 feet, so if the average of the first-floor ceiling height and top of the roof height do not exceed 22 feet (12 is the maximum height that code allows for accessory structures plus the 10 feet that code allows to be approved administratively), the accessory structure is deemed eligible for an administrative variance. UDO code section 104-7 (a)(3a) lists the application procedures for administrative variances. Specifically, requirement five (5) requires notarized letters of consent for a proposed administrative variance from adjoining property owners. The applicant was unable to receive a letter of consent from one of the adjoining property owners, specifically 631 Sunset Drive. If an applicant is unable to receive consent from adjoining property owners, the applicant would then need to apply for a regular variance and go before the Zoning Board of Appeals for consideration of the request. It is important to note that the administrative variance procedure is in the

process of being considered for revisions, and those amendments were heard by the Planning and Zoning Board at their July 2, 2025 meeting.

DRAFT

Interpretation of Height and Setbacks for Accessory Dwelling Units

When the Unified Development Ordinance was drafted in 2019, the ADUs were granted their own specific code section that states that ADUs cannot be higher than the main dwelling (Section 202-3b8), and that they shall meet all rear and side yard setback requirements (Section 202-3b7). Traditionally, based on past planning review procedures, side and rear yard setback requirements for accessory dwelling units were interpreted to align with the five (5') foot setback requirements under the general accessory structure section and not the zoning district setback requirements.

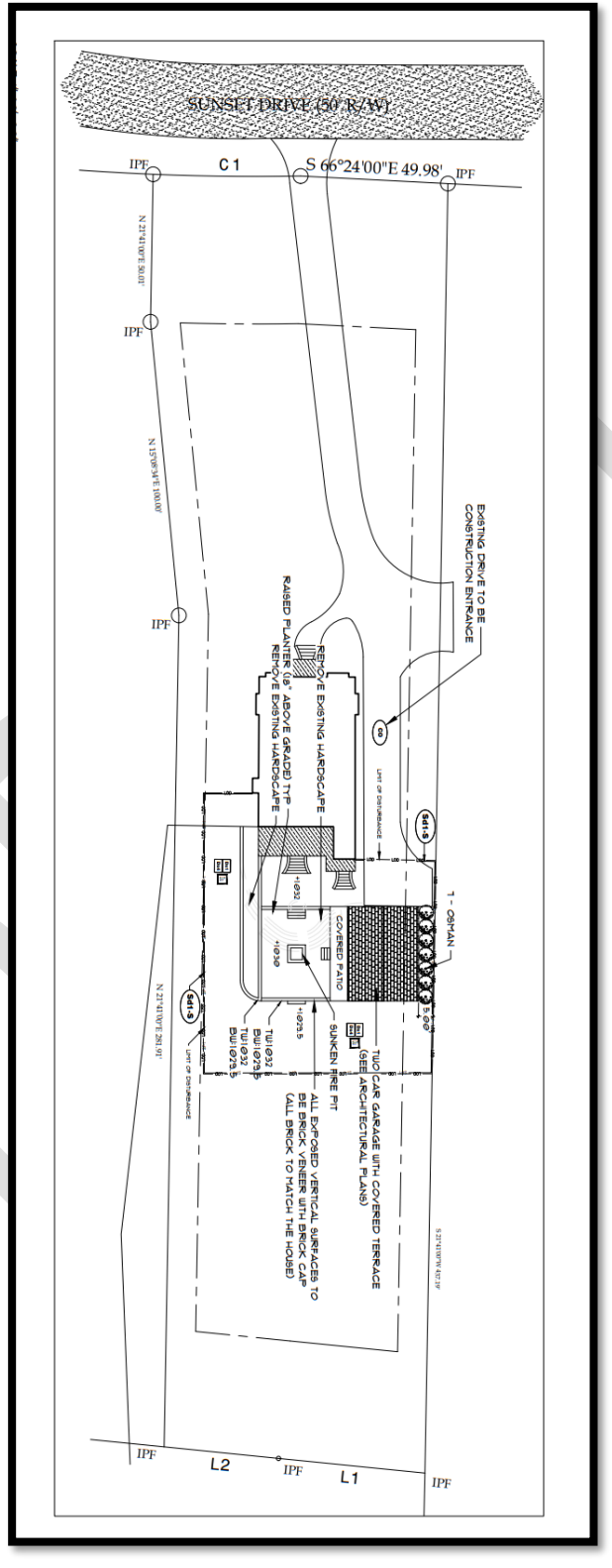
Within the lot development standards for each zoning district, accessory structures including accessory dwelling units are prescribed a five (5') building setback from each property line and a maximum height of 12 feet. This setback would typically be relevant for accessory structures such as a carport cover, gazebo, pergola, storage shed, single story garage, greenhouse and similar single-story structures.

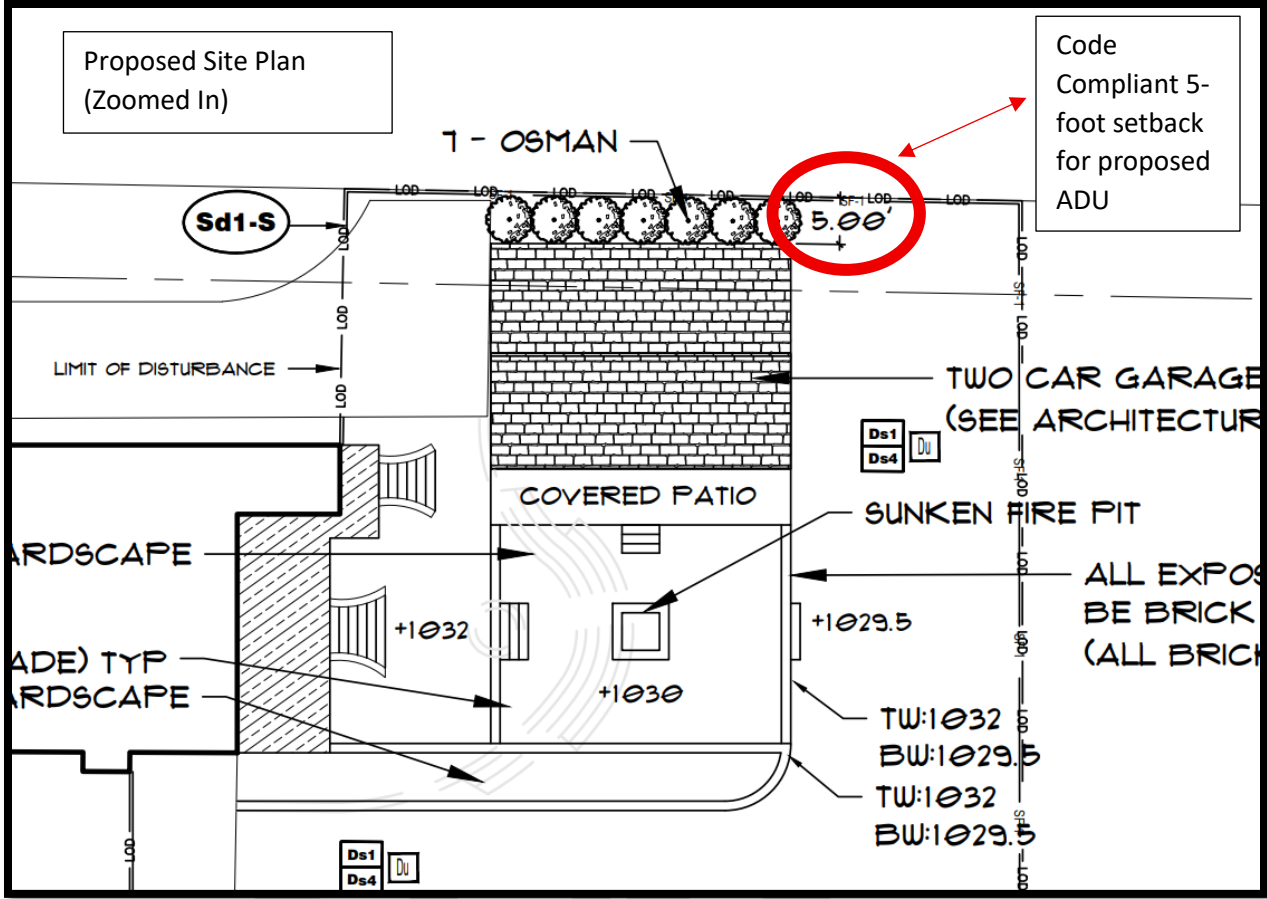
With the contradictions in code sections, in practice and traditionally, planning staff follows the five (5') foot building setback and 12-foot height limitation for accessory dwelling units. This interpretation has also been made by the City's Attorney. Since February, planning staff have met to discuss improvements to the code to make the requirements clearer and more consistent across code sections. At their July 2 meeting, the Planning and Zoning Board met to discuss the proposed code amendments, which included improvements to the accessory dwelling unit code sections. 12 citizens attended the meeting, and after an open discussion about the potential ramifications of the code amendments to the accessory dwelling unit code sections, the Planning and Zoning Board voted to table the discussion about accessory dwelling units to a future meeting.

Requested Variances

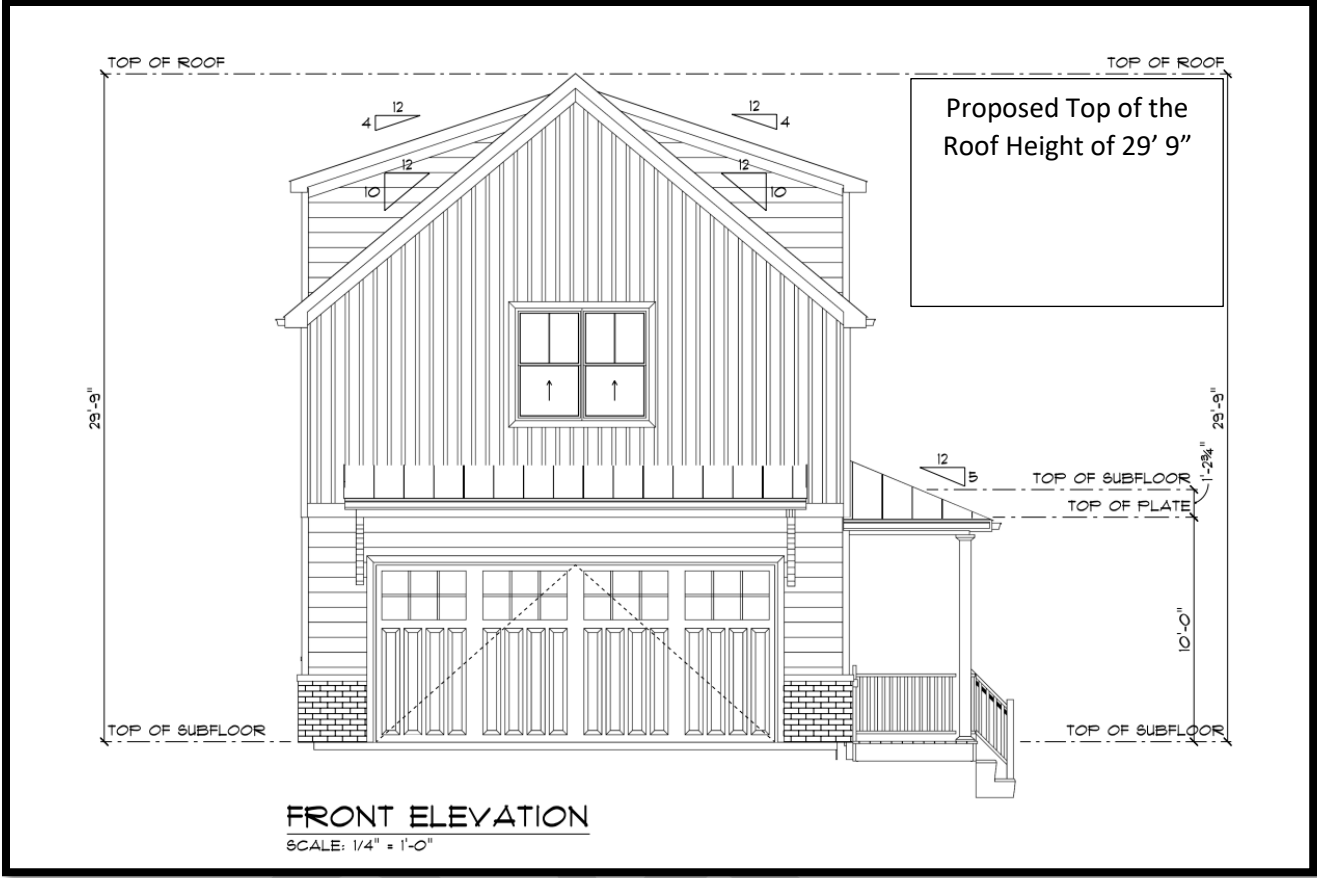
1. Increase the maximum height allowed for an accessory dwelling unit from 12 feet to a proposed top of the roof height of 29' 9", based on the average height methodology calculation of 22 feet.

Site Plan:





Attachment: ZBA2025-007 Staff Report (25-7403 : ZBA2025-007 633 Sunset Drive)



DRAFT

Attachment: ZBA2025-007 Staff Report (25-7403 : ZBA2025-007 633 Sunset Drive)

Existing home at 633
Sunset Drive



Attachment: ZBA2025-007 Staff Report (25-7403 : ZBA2025-007 633 Sunset Drive)

Variance Criteria:

Please see below for the staff interpretation of the variance criteria. The applicant has also prepared answers to the variance criteria 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.

The existing residence is situated with a driveway, and the intent of the accessory dwelling unit is to utilize the covered porch to establish a direct access point through the porch to the home. Extending the driveway and placing the garage behind the home would increase the impervious surface area of the property and diminish the rear yard amenity.

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

The proposed height of the accessory dwelling unit will allow for accommodation of a two-car garage, standard-sized garage door, and a standard apartment on the second floor. Meeting the maximum height allowed of 12 feet for the accessory dwelling unit would not accommodate a second floor and the first-floor ceiling height. From an architectural and development perspective, to mimic the roofline and eave style of primary structures, particularly those older units with more historic architecture, a 15-foot height limit is more appropriate for a single-story accessory structure.

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

Such conditions for the siting of the ADU may be considered peculiar to the particular piece of property involved. The proposed height of the accessory dwelling unit will allow for accommodation of a two-car garage, standard-sized garage door, and a standard apartment on the second floor. Meeting the maximum height allowed of 12 feet for the accessory dwelling unit under the current interpretation would entail limiting the accessory structure to a single story, building the ADU as either a separate unit, or building an addition to the main structure.

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 property owner. The project was considered eligible for an administrative variance by staff, but the applicant did not receive consent from an adjoining property owner as required by code. If this variance request is not granted, the applicant will be denied the opportunity to achieve what other properties within the zoning district and immediate neighborhood can accomplish with the consent of their respective adjoining property owners through the administrative variance process.

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, would not cause substantial detriment to the public good or impair the purpose and intent of the UDO. Under the current code, the applicant could, by right, construct an addition to the existing home to encompass both an accessory apartment and attached garage, which would be subject to the 35-foot height limit, above the proposed height of the detached garage/ADU structure, as long as they did not exceed the other standards of the R100 zoning district.

Recommendation:

Staff recommend **approval** of the applicant's request.



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

PROPERTY OWNER INFORMATION

Owner's Name: Blake Manton
Owner's Address: 633 Sunset Drive Norcross, GA 30071
Phone: 7-527-4129 Email: blake@imagescapesinc.com

APPLICANT INFORMATION

Contact Name: Blake Manton
Company Name: Imagescapes Inc.
Phone: 7-527-4129 Email: blake@imagescapesinc.com

PROPERTY INFORMATION FOR REQUESTED VARIANCE

Tax Parcel Number: 6254 243 Size in Acres: 1 Number of existing structures: 1
Current Zoning: R-1100 Project Name: Manton Garage
Address: 633 Sunset Drive Norcross GA 30071

DESCRIPTION OF REQUESTED VARIANCE

Height for ADU

ACTION REQUESTED FROM THE BOARD OF APPEALS

Approval of proposed drawings

Attachment: ZBA2025-007 Application (25-7403 : ZBA2025-007 633 Sunset Drive)

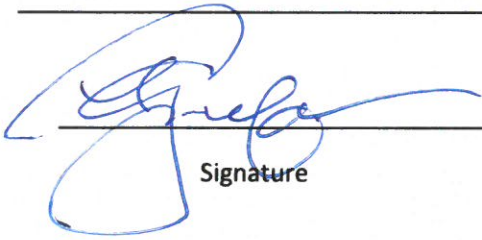
REQUIRED ATTACHMENTS

- 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: _____



APPLICANT'S SIGNATURE

6/23/25

Signature

Date

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: ZBA2025-007 Application (25-7403 : ZBA2025-007 633 Sunset Drive)

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.

[Signature] 6/23/25 Blake Manton
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

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

_____ (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 _____

Attachment: ZBA2025-007 Application (25-7403 : ZBA2025-007 633 Sunset Drive)

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.

No

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

No

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

No

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

No

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

No

Attachment: ZBA2025-007 Application (25-7403 : ZBA2025-007 633 Sunset Drive)



Ownership Affidavit & Designation of Agent

I. Ownership.

I, Blake Manton, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 6254 243

Location address: 633 Sunset Drive

for which this Application is submitted.

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

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: _____

Name/Address of Registered Agent: _____

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: _____

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.)

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

IV. Acknowledgement.

• Individual

Signature: [Handwritten Signature]
Print Name: Blake Mauter
Address: 633 Sunset Dr.
Phone #: 7-527-4129

• 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

Print Government Name
By: [Signature]
Print Name:
Title:
Department:

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF Gwinnett

• Individual

Before me, this 6/24 day of 2025, 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 ___ (State) 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.

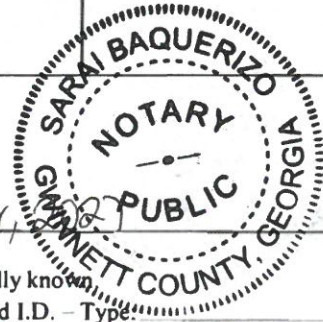
• Partnership

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.

Signature of Notary [Handwritten Signature]
Print Notary Name: Sarai Baquerizo

NOTARY STAMP:

My commission expires: September, 2027
Identification Method: Personally known / Produced I.D. - Type:



Attachment: ZBA2025-007 Application (25-7403 : ZBA2025-007 633 Sunset Drive)



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#: 25-7404 **Version:**

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

File Created: 7/18/2025 **In Control:** Zoning Board of Appeals

On Agenda: 7/24/2025 6:30 PM **Status:** Scheduled

Title: ZBA2025-008 444 West Peachtree Street

Sponsors:

Code Sections:

Attachments:

1. [ZBA2025-008 Staff Report](#)
2. [ZBA2025-008 Application](#)

Title
ZBA2025-008 444 West Peachtree Street

Drafter
LeDarius Scott



Meeting Date: July 24, 2025 at 6:30pm Petition Number: ZBA2025-008

Property Location: 444 West Peachtree Street

Tax Parcel ID: 6254 003

Petitioner: Cesar Morales

Petitioner's Request: Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 5-Industrial Districts, (b) M1 lot development standards requesting relief from the maximum height limitation for a principal structure.

Vicinity Map:



Attachment: ZBA2025-008 Staff Report (25-7404 : ZBA2025-008 444 West Peachtree Street)

PROPERTY INFORMATION	
Property Location	444 West Peachtree Street
Acreage	0.97 acres
Existing Zoning/Land Use	M1 Light Industry
Character Area	5 Hopewell Woods
Existing Lot Dimensions	Frontage: Approximately 263 feet along West Peachtree Street, Depth is 184 ft
Proposed Building Dimensions	Approximately 1,408 square feet
Topography	High Point: 1026 Low Point: 1012
Elevation	High Point: Southeast Low Point: Northwest
Encumbrances:	N/A

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	R75 / Place of Worship	182 Hunter Street	10.71 AC
South	PRD / Planned Residential Development	An assemblage of properties	Approximately 13 AC-14 AC
East	M1 / Single Family Residences	400 West Peachtree Street	0.16 AC
West	M1 / Single Family Residence	500 West Peachtree Street	0.78 AC

Project Description:

The applicant is seeking a variance to exceed the maximum height allowed for a principal structure for construction of an addition to the rear of the existing place of worship on a 0.97-acre lot. The 1,408 square foot addition is a part of a renovation project where the basement level will include office space, dining, a kitchen, and a multipurpose room. The main level will be the renovated sanctuary which includes 156 seats, a stage, upper pulpit, and sound room. While the applicant was in process of applying for a Certificate of Appropriateness for consideration of the proposed architectural component of the additions, planning staff identified the need for a height variance. COA2025-019 was approved with conditions at the May 20, 2025 Architectural Review Board meeting.

Existing Conditions:

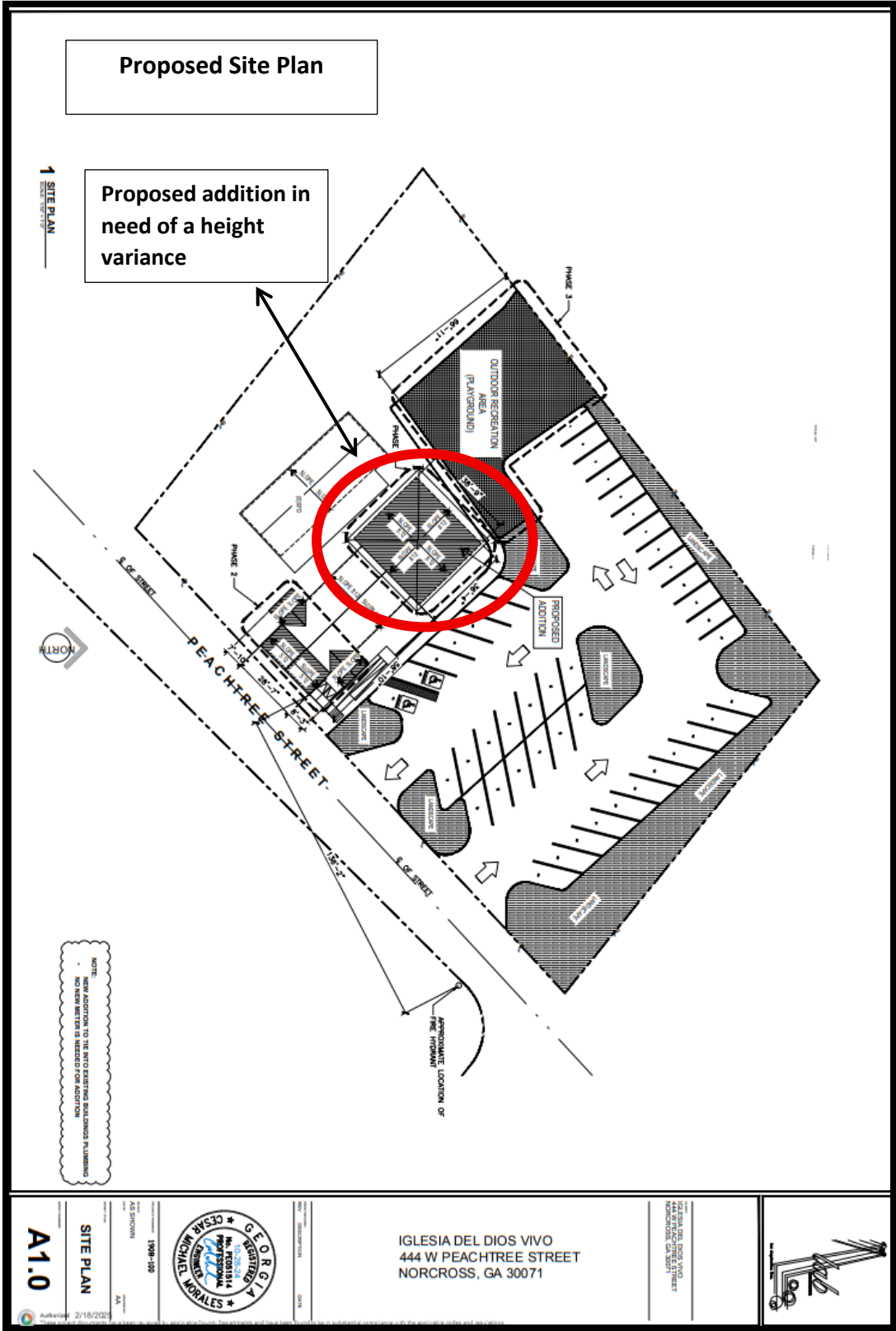
The property is currently developed as an existing place of worship. The parcel was once under the ownership of Hopewell Baptist Church and is now owned by Iglesia La Luz Del Mundo (Light of the World Church). There is a place of worship in the same character area, that has a steeple, and appears to be well over 35 feet (Hopewell Missionary Baptist Church at 182 Hunter Street).

Zoning Analysis:

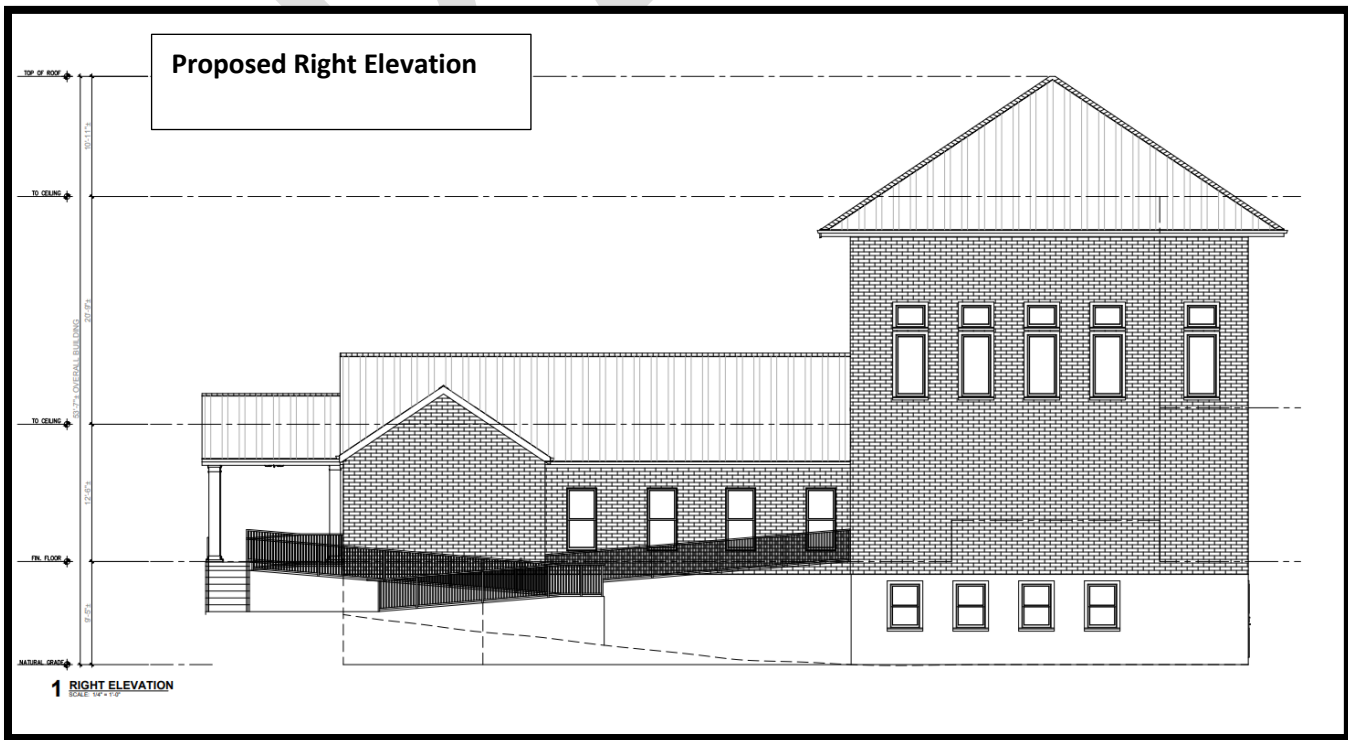
The Unified Development Ordinance (UDO) was adopted in 2019 and Chapter 200, Article I, section 201-26 (b), outlines M1 development standards and more specifically the maximum height allowed for a principal structure. The maximum height allowance is contingent upon the comprehensive plan character area designation of the property. The subject property is situated in Character Area 5-Hopewell Woods, which prescribes a maximum building height of 35 feet in its appropriate scale of development and land use policies section.

Requested Variances

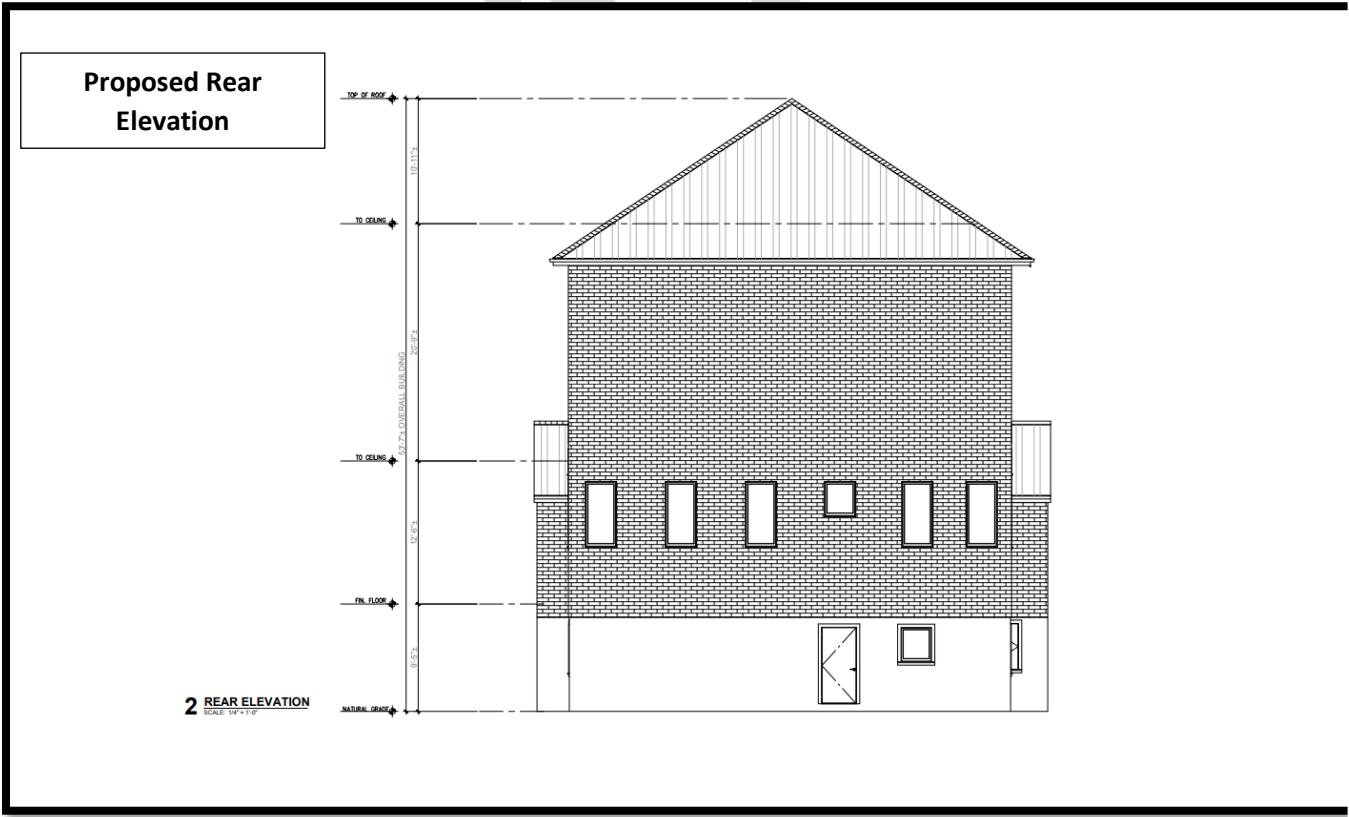
1. Increase the maximum building height for a principal structure from maximum allowed of 35 feet to no higher than 50 feet.



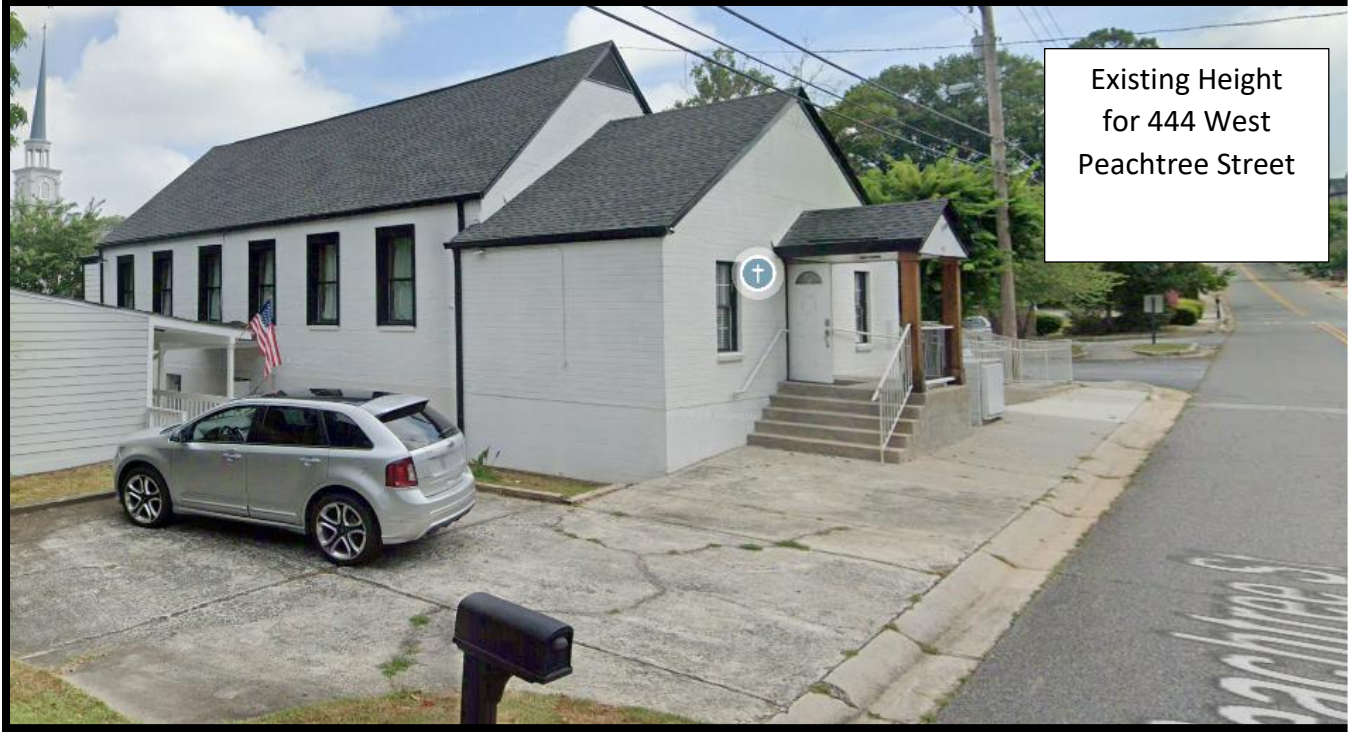
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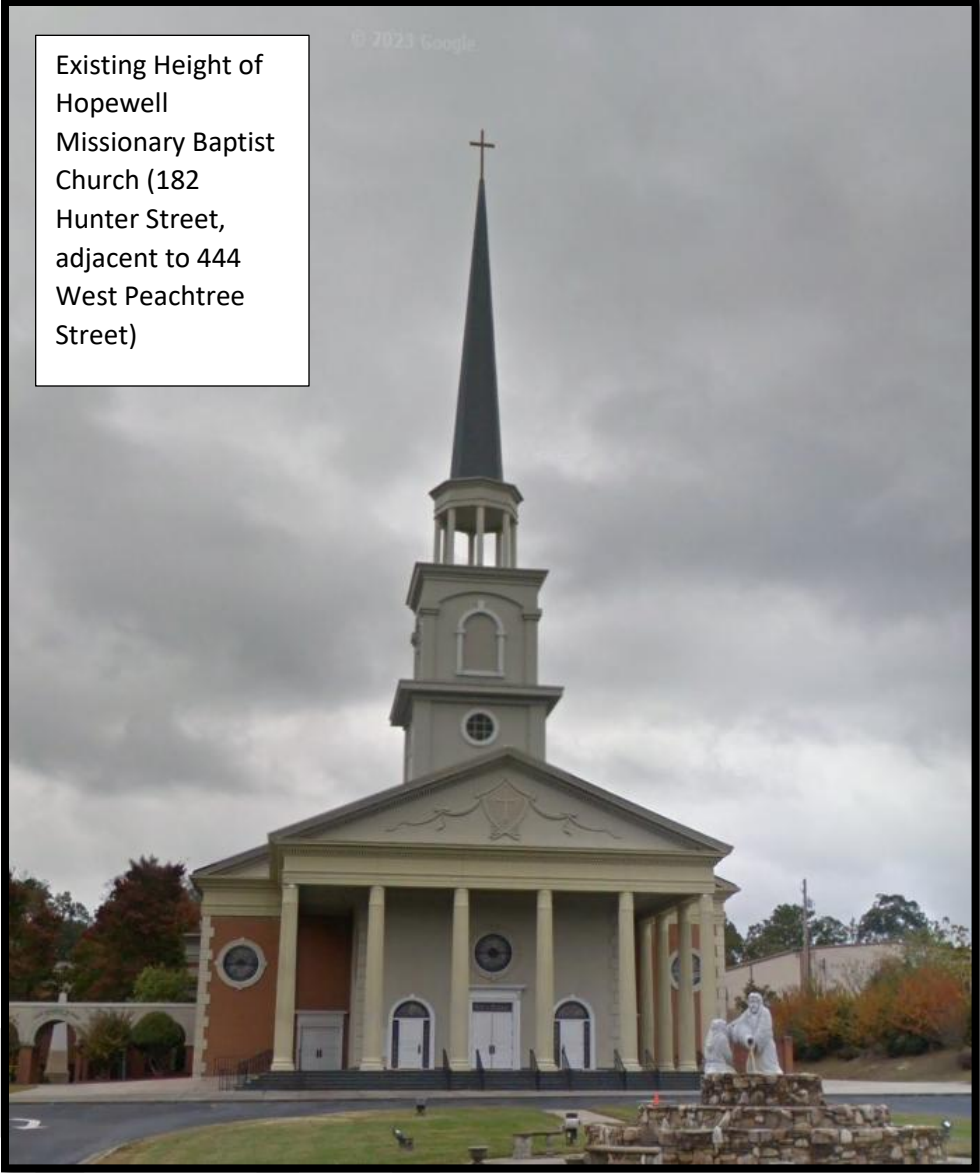
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DRAFT

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Existing Height of
Hopewell
Missionary Baptist
Church (182
Hunter Street,
adjacent to 444
West Peachtree
Street)



Variance Criteria:

Please see below for the staff interpretation of the variance criteria. The applicant has also prepared answers to the variance criteria 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.

From a historical perspective, places of worship like churches have been constructed with taller structures such as high ceilings and steeples to help people locate them easily and create a special atmosphere. With places of worship being a part of the fabric of a community and neighborhood, zoning codes often consider them to be special exception uses if only specific conditions are met and if there is no negative impact to the surrounding area. The City of Norcross Planning Staff is in the process of drafting an amendment to the Unified Development Ordinance Article 2-Supplemental and Accessory Use Standards, Section 202-2-Supplemental Use Standards (x) to allow places of worship to be no taller than 50 feet, which would effectively eliminate the need for a height variance in most cases.

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

In the case of the proposed improvements being made to the existing church, the strict application of the maximum height allowed by the Comprehensive Plan would prevent the church from expanding its' sanctuary, thus preventing a potential expansion of services that are offered to the community. The adjacent place of worship, Hopewell Missionary Baptist Church, is located to the north of subject property (182 Hunter Street) and the sanctuary building appears to have a building height of approximately 50 feet or greater.

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

Such conditions are peculiar to the particular piece of the property involved.

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 property owner. The property is a remnant of the adjacent Hopewell Missionary Baptist Church and the applicant is seeking to move forward with a renovation project that will add approximately 1,408 square feet of building footprint to the rear of the existing

church. The project's architectural component (COA2025-019) was approved by the Architectural Review Board at their June meeting.

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, would not cause substantial detriment to the public good or impair the purpose and intent of the UDO. It is the opinion of the planning staff that the proposed addition enhances the contribution of the church to the Norcross community.

Recommendation:

Staff recommend **approval** of the applicant's request.

DRAFT



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

PROPERTY OWNER INFORMATION

Owner's Name: The Light of the World Church

Owner's Address: 444 W Peachtree St

Phone: 805-354-2062 Email: cesarmoralesldm@gmail.com

APPLICANT INFORMATION

Contact Name: Cesar Morales

Company Name: The Light of the World Church

Phone: 805-354-2062 Email: cesarmoralesldm@gmail.com

PROPERTY INFORMATION FOR REQUESTED VARIANCE

Tax Parcel Number: R6254 003 Size in Acres: _____ Number of existing structures: 2

Current Zoning: M1 Project Name: Sanctuary Expansion and Remodel

Address: 444 W Peachtree St

DESCRIPTION OF REQUESTED VARIANCE

The proposed structure building height is approximately 47 feet.

ACTION REQUESTED FROM THE BOARD OF APPEALS

Submit application for variance.

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: Architectural Review Board

APPLICANT'S SIGNATURE

Cesar Morales Digitally signed by Cesar Morales
Date: 2025.06.17 22:35:13 -04'00' 6/17/2025

Signature  Date 7/9/25

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)

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.

 7/9/25 Cesar Morales - Pastor

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

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)

Cesar Morales

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

REVISED February 2024

Attachment: ZBA 2025-008 Application (25-7404 : ZBA2025-008 444 West Peachtree Street)

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.

Property slopes downward causing the sanctuary to sit very low.

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

The application does not create an unnecessary hardship.

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

Most of the surrounding structures exceed the standard 35 foot height.

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

NA

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

Proposed height will not cause substantial detriment to the public good or impair the purpose and intent of the UDO.



Ownership Affidavit & Designation of Agent

I. Ownership.

I, URIEL GALVEZ MEDINA, hereby attest to ownership of the property described below:

Parcel I.D. Number(s).

Location address: 444 W. PEACHTREE STREET

for which this Application is submitted.

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

THE LIGHT OF THE WORLD CHURCH - 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:

URIEL GALVEZ MEDINA

VICTOR ELVIS MELGAR BONILLA

Secretary of State Registration Number: 19010927

CESAR MORALES

Name/Address of Registered Agent: 444 W. PEACHTREE ST. 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: _____

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.)

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

IV. Acknowledgement.

• Individual

• Corporation/LLC

• Partnership

Signature
Print Name:
Address:
Phone #:

THE LIGHT OF THE WORLD CHURCH
Print Corporation/LLC Name
By: [Signature]
Signature
Print Name: CESAR MORALES
Its: AGENT - PASTOR
Address: 444 W. PEACHTREE ST
NORCROSS, GA. 30071
Phone #: 805-354-2062

• Government Entity

Print Government Name
By:
Signature
Print Name:
Title:
Department:

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF Gwinnett

• Individual

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.

• Corporation/LLC

Before me, this 10 day of JULY, 2025, personally appeared Cesar Morales The Light of the World of GA Church a GA 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___, 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.

• 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.

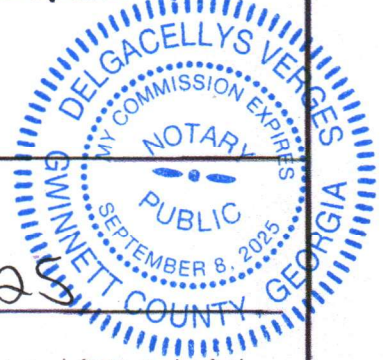
[Signature]
Signature of Notary

Delgacellys Verges
Print Notary Name

NOTARY STAMP:

My commission expires: Sep 8, 2025

Identification Method: Personally known. Produced I.D. - Type: DF #07221184



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

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