

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

**Wednesday, February 5, 2025
6:30 PM**

**2nd Floor Conference Room
Planning and Zoning**

**James Poteete, Chair
Marlene Janos
Antonio Henson
Walter Bell
David Grayson**

- I. **Call to Order**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- II. **Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.**
 1. **Approval of Previous Meeting Minutes**

[Planning and Zoning - Planning and Zoning - Nov 6, 2024, 6:30 PM](#)
- III. **Old Business**
- IV. **New Business**
 1. [25-7240](#) **REZ2024-007 Rezoning from R-100 and R-75 to PRD Single Family Detached Residential Project**

Single Family Detached Residential Project.

[Agenda Report Cover](#)
[Staff Report RZ2024-007](#)
[Application Packet RZ2024-007](#)
- V. **ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**
- VI. **Adjourn**

Signed by _____

Signed by _____ , Vivian Vakili, Director of
Community Development

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Wednesday, November 6, 2024
6:30 PM

2nd Floor Conference Room
Planning and Zoning

James Poteete, Chair

Antonio Henson

Marlene Janos

Walter Bell

David Grayson

I. Call to Order

Planning and Zoning was called to order at 6:30 PM by Chair James Poteete

Attendee Name	Title	Status	Arrived
James Poteete	Chair	Present	
Antonio Henson	Board Member	Absent	
Marlene Janos	Board Member	Present	
Walter Bell	Board Member	Present	
David Grayson	Board Member	Present	

II. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.

1. Approval of Previous Meeting Minutes

Planning and Zoning - Planning and Zoning - Oct 2, 2024, 6:00 PM

Chairman Poteete briefly reviewed the minutes from the previous meeting. David Grayson moved to approve the minutes, which Marlene Janos seconded. The minutes were approved unanimously.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	David Grayson, Board Member
SECONDER:	Marlene Janos, Board Member
AYES:	James Poteete, Marlene Janos, Walter Bell, David Grayson
ABSENT:	Antonio Henson

III. Old Business

IV. New Business

1. 24-7168: Special Use Permit - 127 South Peachtree Street

Special Use Permit for a stage in HX zoning.

Jim Poteete asked the applicant to give a summary of the request. The applicant, David Gay, provided a summary to the Board. Marlene Janos asked about coordination between the stage and Carlyle House. David Gay essentially said that there should be coordination on both ends. David also explained that the shipping container at the rear of the stage was meant as a sound mitigation measure. Walter Bell asked about the timing of the other buildings. David Gay explained that they were not sure as they are still trying to find tenants. Jim Poteete also expressed concern about the sound. Walter Bell asked what types of events would be held. David essentially said that they were not sure and didn't want to be limited to the sorts of events that could be held there. Mason Zimmerman addressed the Board and explained how users of the buildings within South End could enjoy the stage. Jim Poteete asked the applicant about how parking needs would be addressed within the South End development. David Gay explained the parking count shown on the site plan. Jim then asked for staff input. Community Development Director Vivian Vakili explained that she had been tasked by the City Manager to evaluate the parking and that talks with the developer were ongoing. She also explained the three recommended staff conditions on the application. Walter Bell asked the applicant if the stage would be available to the public or only for rent. David Gay responded that they had not made a decision about that yet.

A motion was made by David Grayson to approve the application with the three staff conditions (listed below). The motion was seconded by Marlene Janos and passed unanimously.

1. Applicant must plant a double row of shrubs as well as erect a vegetated wall with a concrete, brick, or stone base (also known as a "green wall") a minimum of 28' long and 12' tall along the entire length and height of the stage and its supporting structure between the South End property and the wedding event venue property at 173 South Peachtree Street. The applicant is reminded that the use of the stage shall be in compliance with all City of Norcross ordinances, including the noise ordinance, and that a special use permit can be considered for revocation after public notice and a public hearing by the Mayor and Council.
2. No certificate of occupancy or completion shall be issued on the stage until the certificates of occupancy have been issued for at least two of the following buildings: Building B, C, D, E, F.
3. The size of the structure shall be limited to the size shown on the site plan included with this application: 28' wide by 29.2' deep. The height shall be limited to 12'.

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

VI. Adjourn

Motion to adjourn was made by Walter Bell and seconded by Marlene Janos. The motion passed unanimously and the meeting was adjourned at 6:49 PM.

Signed by _____ James Poteete, Chair

Signed by _____ Vivian Vakili, Director of
Community Development

Minutes Acceptance: Minutes of Nov 6, 2024 6:30 PM (Presentation of previous meeting minutes for acceptance and acceptance of the agenda



Department of Community Development

TO: Planning and Zoning
FROM: James Poteete
DATE: February 5, 2025
SUBJECT: REZ2024-007 Rezoning from R-100 and R-75 to PRD Single Family Detached Residential Project
CC:

Please review attached Staff Reports and supporting documents for submitted application.

Single Family Detached Residential Project.

[Agenda Report Cover](#)

[Staff Report RZ2024-007](#)

[Application Packet RZ2024-007](#)



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Bruce Gaynor • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Planning and Zoning Board

From: Community Development

Meeting Date: February 5, 2025 Planning and Zoning Board

Item No.:

Title: REZ2024-007 Rezoning from R-100 and R-75 to PRD for Single Family Detached Residential Project

CC: Eric Johnson, City Manager

Recommendation

Consider a recommendation of approval of Staff recommends approval of the zoning component of RZ2024-007, the adoption of zoning standards under the existing Planned Residence District (PRD) for the property located at 136, 138, 134 & 141 Beutell St. & 87 Hunt Street, with the following conditions:

1. The PRD zoning designation shall be restricted to a single-family development up to a maximum of 31 units;
2. The property shall be developed in general conformance with the site plan dated receipt 10/28/2024 and shall include a 14-foot setback along the interior property lines;
3. A 2-foot sidewalk landscape strip shall be provided along the interior property lines;
4. The applicant shall provide a minimum of 3 parking spaces per unit all which must be provided on the site;
5. A 2-foot sidewalk landscape strip, 8-foot sidewalk with streetlights shall be installed along Hunt Street and Beutell Street in conformance with Section 205-4.f. of the UDO unless otherwise required by the City Engineer; and the sidewalk in front of existing lots 26 and 27 shall be upgraded from 5' to 8'.



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Bruce Gaynor • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

6. All common areas, including but not limited to stormwater systems, shall be maintained by the property manager/owner;
7. It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks and minor adjustments to the site concept plan shall be approved by the Community Development Director in response to Gwinnett County comments is allowed;
8. The location of any and all crosswalks and traffic calming measures within the development are subject to the approval of the City Engineer;
9. Plant material use on site in landscape strips and buffers are subject to final approval of the City's Arborist;
10. Location of stormwater detention is subject to the approval of the City Engineer;
11. All utilities shall be buried;
12. The development shall comply with the Architectural Review Board's 11 conditions of approval referenced earlier in the analysis. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board;

Background

The applicant has assembled these parcels and proposes 34 lots with 31 new construction detached single family homes. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. Two lots will be common area open space, and the third lot will be utilized for detention.

The assemblage of four parcels spans either side of Beutell Street and the east side of Hunt Street. The north side of the subject parcels is directly adjacent to the railroad right of way and the site sits at the end of these residential streets developed in a traditional neighborhood pattern. The total acreage is 3.35 acres and is within the Town Center Future Land Use designation. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. As related to the existing permits for these two lots, Beutell is currently being extended and widened within the frontage of the lots to a 30' ROW with a 5' sidewalk.



Mayor: Craig Newton • **Mayor Pro Tem:** Marshall Cheek • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Bruce Gaynor • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Vehicular access to the 31 new homes will be provided by the creation of a 50' wide new road that connects Hunt and Beutell Streets. Additionally, Beutell will be extended to the railroad right of way within the existing right of way. This new road will provide access through the development. 5' sidewalks are proposed throughout the development and parking is provided for guests and for those retrieving mail at the centrally located mail kiosk. Lots with frontage on Beutell will derive access from the extension of Beutell Street.

The homes range from 2,911-3,819 square feet. The design of these proposed 31 homes was the subject of an Architecture Review Board review on December 17, 2024, and was approved with conditions. The applicant is proposing 3.5' side setbacks from each side property line, for a distance of 7.0' between houses. These setbacks will apply to building overhang, and the Building Official will require the homes to be constructed with fire rated assemblies.

Financial Impact:

Residential property taxes will increase if the previously undeveloped portions of this property are developed. Current scope of impact to City revenues are unknown at this time.

Consistent with Comprehensive Plan?

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community
4. Maintains a Vibrant Economy and Continue to Facilitate Job Growth
5. ***Ensures that Norcross Residents have a Variety of Attainable, Quality Housing Options***
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

1. Staff Report Package

Next Steps

Mayor and Council PWS February 17, 2025 at 6:30 PM
 Mayor and Council Voting Session March3, 2025 at 6:30 PM



Meeting Date: 2/5/2025 at 6:30 PM	Petition Number: REZ2024-007
Project Type:	New single-family residential development
Property Location:	136, 138, 134 & 141 Beutell St. & 87 Hunt Street Norcross, GA 30071
Tax Parcel ID:	6255 072, 6255 525, 6255 087, 625 524, 6255 084
Petitioner:	Musah Lotallah
Petitioner's Request:	Creation of a new 34-lot single family detached Planned Residential Development (PRD) with 31 new construction homes
Recommendation:	Approval with conditions

Summary

The applicant requests approval of the site plan within the PRD district to construct a 34-lot single-family development with 31 newly proposed homes on the 3.35-acre assemblage.

Timeline

The Norcross UDO Section 104-3.B requires rezoning applications for Planned Residential District (PRD) to first be reviewed by the Architectural Review Board, followed by Planning and Zoning Board, Mayor and Council's policy meeting and the Mayor and Council's regular meeting for final action. Below is the proposed schedule of dates.

Board	Meeting Type	Meeting	Meeting Time	Room
ARB	Hearing	12/17/2024	6:00 PM	2nd Floor Conference Room
P&Z	Hearing	2/5/2025	6:30 PM	2nd Floor Conference Room
MCC Policy	Hearing	2/17/2025	6:30 PM	2nd Floor Conference Room
MCC Regular	Hearing	3/3/2025	6:30 PM	Council Chambers

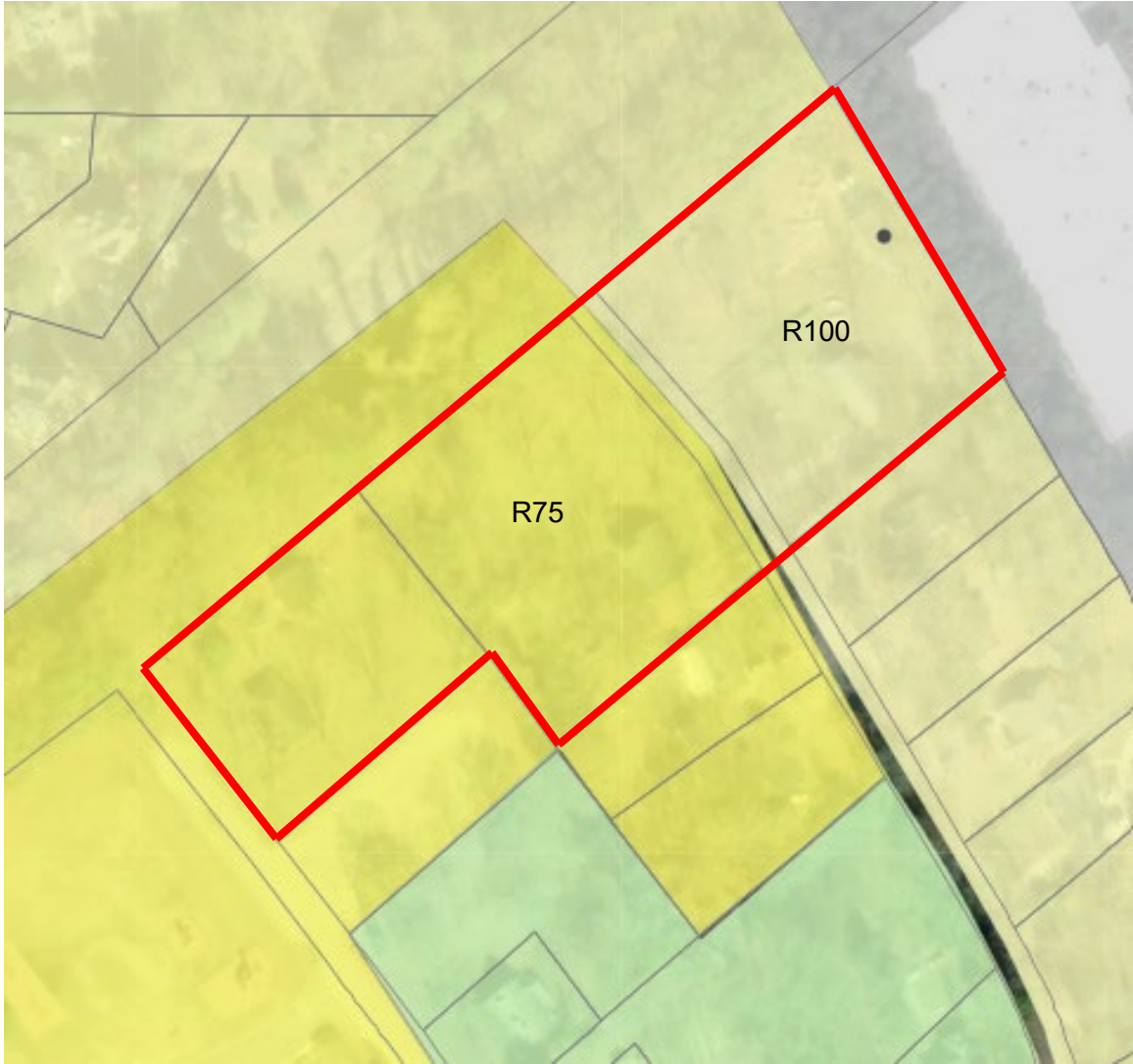
Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Aerial View



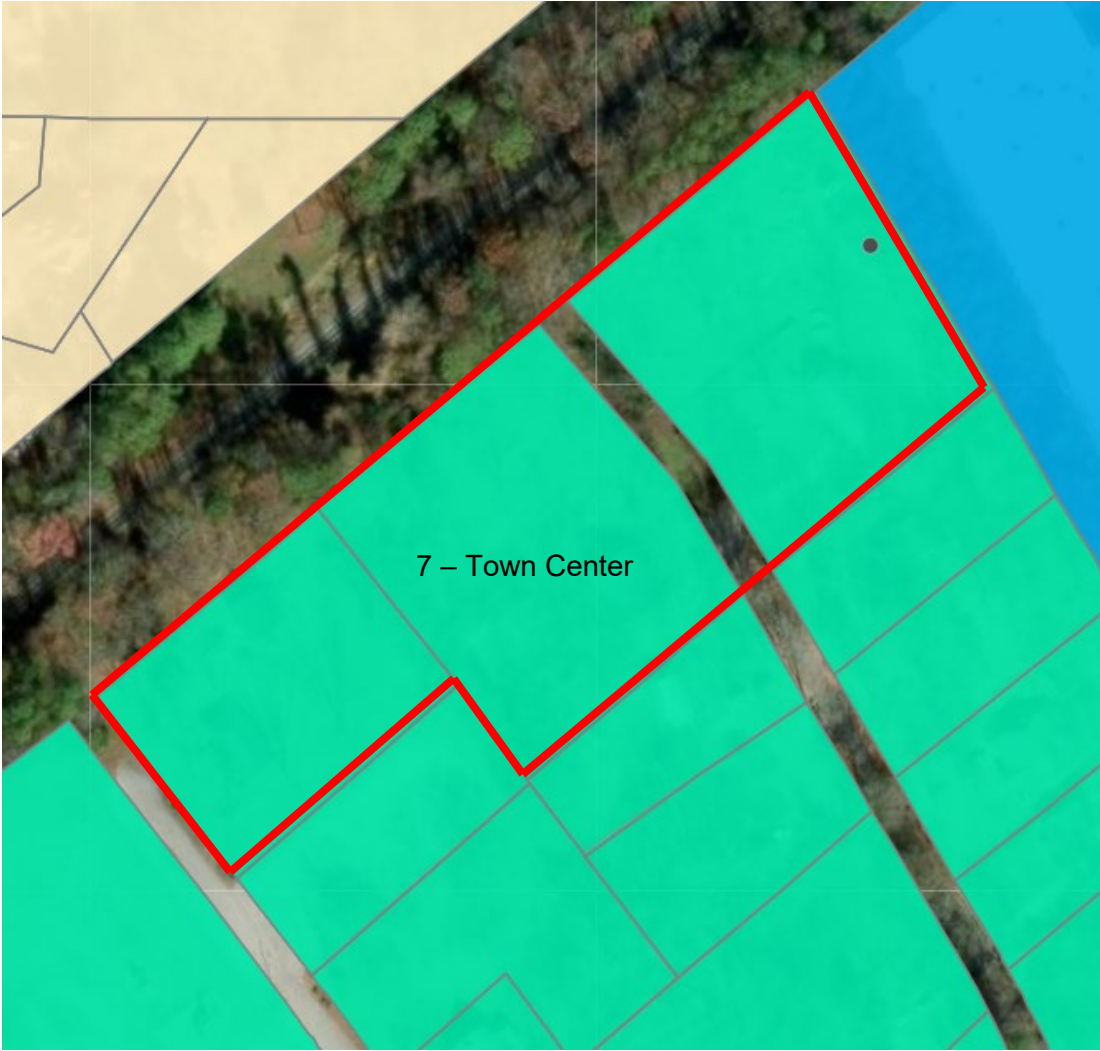
Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Zoning Map



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Character Area Map



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

PROPERTY INFORMATION			
136, 138, 134 & 141 Beutell St. & 87 Hunt Street Norcross, GA 30071			
Zoning & Land Use			
Current Zoning: R75 & R100	Requested Zoning: PRD	Acreage: 3.35 acres	2045 Comprehensive Plan Designation: Town Center
Estimated Dimensions			
<i>As this is a proposal for a PRD development, proposed lot and building dimensions vary.</i>			
Existing Lot Dimensions:	Generally, proposed lot sizes are between 3,628 s.f. and 7,117 s.f.		
Building Dimensions:	Generally, proposed building dimensions are between 2,911 s.f. and 3,819 s.f.		
500ft Adjoining Parcels: Developments, Zoning & Uses			
North	R100 Railroad Right of Way and Single-Family Residences		
South	R-75, R-100, O-I and PRD Single Family Residences and Enrich @ 519 Senior Living		
East	M1 Peachtree Corners Distribution Center		
West	R75 Norcross Elementary School		
Topography			
Topography:	High Point: Northwest corner Low Point: Northeast corner		
Elevation:	High Point: 1078' Low Point: 1064'		
Encumbrances:	N/A		

Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Background

In June 2019 the city adopted the Unified Development Ordinance (UDO) and zoning map. This new UDO incorporated the use of a new, flexible district called the Planned Residential District (PRD) which allows flexibility in lot design, setbacks and building heights to achieve a more improved design. In exchange for this flexibility, the developer must present housing unit plans to the Architectural Review Board, the Planning and Zoning Board and final approval of the Mayor and Council a concept plan to which the development will be constructed. PRD developments are additionally subject to heightened scrutiny and development conditions to ensure that the project presented during the initial phases of review during zoning is ultimately what is developed and constructed.

Applicant's Request

The applicant has assembled these parcels and proposes 34 lots with 31 new construction detached single family homes. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. Two lots will be common area open space, and the third lot will be utilized for detention.

Existing Conditions

The assemblage of four parcels spans either side of Beutell Street and the east side of Hunt Street. The north side of the subject parcels is directly adjacent to the railroad right of way and the site sits at the end of these residential streets developed in a traditional neighborhood pattern. The total acreage is 3.35 acres and is within the Town Center Future Land Use designation. Lots 26 and 27 are currently under construction based on the initial plat for the legacy Beutell Street subdivision which was platted in the 1950s. As related to the existing permits for these two lots, Beutell is currently being extended and widened within the frontage of the lots to a 30' ROW with a 5' sidewalk.

Project Description and Architectural Review

Vehicular access to the 31 new homes will be provided by the creation of a 50' wide new road that connects Hunt and Beutell Streets. Additionally, Beutell will be extended to the railroad right of way within the existing right of way. This new road will provide access through the development. 5' sidewalks are proposed throughout the development and parking is provided for guests and for those retrieving mail at the centrally located mail kiosk. Lots with frontage on Beutell will derive access from the extension of Beutell Street.

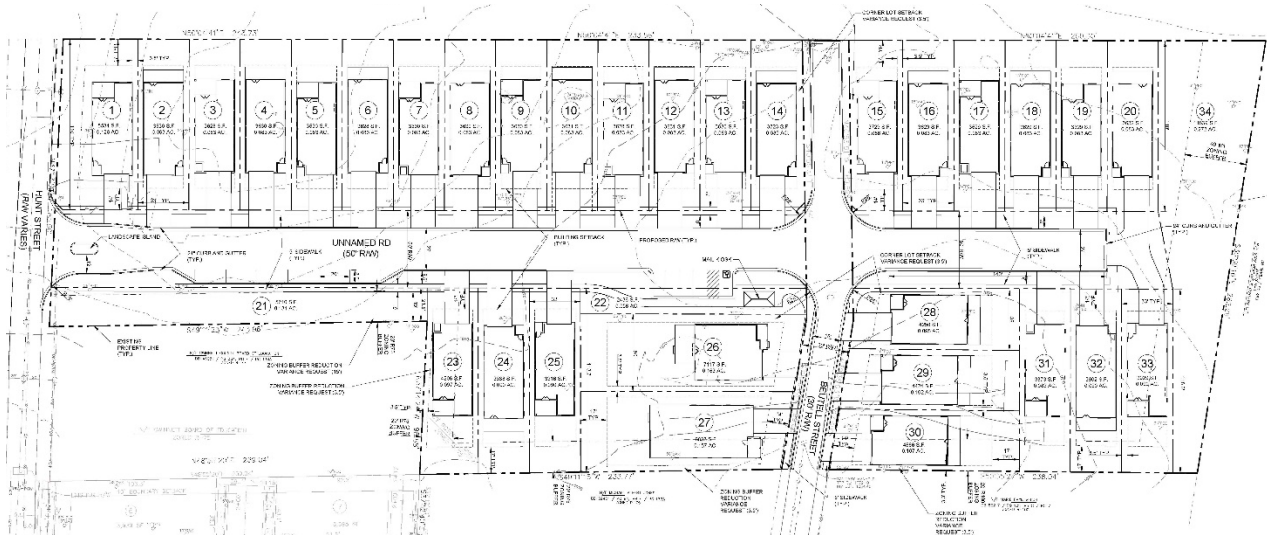
The homes range from 2,911-3,819 square feet. The design of these proposed 31 homes was the subject of an Architecture Review Board review on December 17, 2024, and was approved with conditions. The applicant is proposing 3.5' side setbacks from each side property line, for a distance of 7.0' between houses. These setbacks will apply to building overhang, and the Building Official will require the homes to be constructed with fire rated assemblies.

The Architectural Review Board recommended the following 11 conditions for consideration of approval of this request and the elevations reviewed are provided later in this report:

1. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
2. The subject homes shall be substantially similar in style and color to the elevations in the application as determined by the Community Development Director. Styles and colors shall be limited to the components shown in the elevations in this application.
3. Lot 25 shall have a band board on the left elevation.
4. Lot 31 shall have a brick water table on the left elevation.

5. Corner lot homes with brick on the front elevation shall have matching height brick on the side of the house adjacent to the street.
6. All front elevations of all homes shall have windows with mullions.
7. No elevation shall be the same as that of any adjacent home, including those on either side or directly across the street.
8. The HVAC equipment shall be appropriately screened from view from the right of way.
9. If shutters are used on any windows, they will be operable when feasible; and all shutters (inoperable and operable) must be appropriately scaled to cover the window opening per design standard 3.6.1.6.
10. The mail kiosk elevations shall be subject to approval by the Community Development Director.
11. A final Architectural Review Board inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.

Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)



ZONING ANALYSIS

Current Zoning

The subject property is zoned R-100 (Single-Family Residence) and R-75 (Single-Family Residence). Immediate and nearby zoning districts consist of R100 to the north (across the railroad) that is used for railroad right of way and single-family homes. To the south, the zoning is R-100, R-75, OI and PRD (Planned Residential Development) used for single-family homes and Enrich @ 519 Senior Living (OI). To the east of the subject assemblage, the zoning is M-1 (Light Industry), and the area is used as a distribution center. Last, to the west, the Norcross Elementary

School parcel is zoned R-75.

Zoning Request

The Planned Residence District (PRD) is intended to allow higher density and contain housing types allowed by the character area of the parcel. The Town Center Character Area where this property is located allows for medium density residential development at a density of up to 12 units per acre. The applicant is seeking to change of zoning to PRD (planned residential development) to allow site plan flexibility, but it is proposing detached single-family homes as the land use, which is allowed under the existing zoning. The proposed density is 9.25 units per acre for a total of 31 units. The total site acreage is 3.35.

The applicant **proposes** the following development standards as shown on the site plan dated receipt October 28, 2024:

- Front setback: 14 feet
- Side setback: 3.5 feet (setbacks apply to overhangs and fire rated assemblies will be required by the Building Official)
- Rear setback: 17 feet
- Parking ratio: UDO requirement is 3 spaces per unit
 - Two-car garage and driveway provided for each housing unit
 - 10 on-street parking spaces are proposed
- Density: 9.25 units per acre
- Height: 3 stories
- Landscape strips: Required with sidewalk
- Buffers: Reductions requested as part of site plan review.

The UDO requires a 20-foot transitional buffer between R75 Zoning Districts and PRD. However, the applicant is not required to follow the buffer standards provided by the UDO within the PRD Zoning District. Developments approved through legislative review and tied to an approved concept plan will follow the buffers laid on that plan. The applicant proposes a 15-foot buffer to the north of the R-75 property owned by the Gwinnett County Board of Education and a 3.5-foot buffer to the east of that same parcel (see proposed lots 21 and 23). On the site plan, the applicant also proposes a 3.5-foot buffer along the southern and eastern boundaries of the subject assemblage adjacent to the surrounding R-75 zoned parcels.

2045 Comprehensive Plan Analysis

The 2045 Comprehensive Plan, the “Comp Plan”, is a document that reflects the wishes of the community as acknowledged and adopted by the Mayor and Council. The Comp Plan contains four sections to determine the appropriateness of a zoning action. Those sections are: 1) Table 2.1 a matrix that depicts land uses by character area, 2) specific visions for each of the twelve character areas, 3) the overarching policy goals for the city, and 4) Land Use Definitions. The subject parcels fall within Character Area 7, Town Center.

A. Land Uses by Character Area

The Town Center Character Area outlines appropriate scale of development and land use policies, including, ‘Planned residential communities offering a variety of housing options.’

Taken from Table 2.1, the following uses are either specifically detailed in the character area description or considered appropriate according to the matrix:

Appropriate Land Uses for Character Area 7 – Town Center	
Low Density Residential	Community level commercial or office (< 50,000 sf)
Medium Density Residential	Entertainment related commercial
Planned Residential Community (mixed housing types allowed)	Mixed-use (vertical)
Skilled nursing facilities (no rehab)	Places of assembly
Neighborhood level commercial, studio, or office (<5,000 sf)	Transportation and communication utilities

B. Policy Goals

Under the policy goals the proposed rezoning meets the following criteria:

- *Policy 1-3: Support opportunities for infill development that reflects the neighborhood character.*
- *Policy 5-1: Accommodate the housing needs of a diverse population by supporting the development of a variety of residential types and densities based on land use patterns.*
- *Policy 5-4: Encourage residential development downtown to activate and diversify the area.*

C. Character Area Vision

The Town Center Character Area contains four points that support the area’s vision of which the following applies:

- *A compatible blend of historic and modern buildings create an economically and environmentally sustainable place to live, work, and visit.*

D. Land Use Definition

Planned residential community – a residential development whose essential features are a definable boundary, and a consistent, but not necessarily uniform character. Such developments may include a variety of housing types and typically share common recreational amenities, and private covenants, conditions, and restrictions enforced by a homeowners’ association

Standards Governing the Exercise of Zoning Power

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

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

The request to approve the proposed site plan for the construction of the 31 single-family homes within the PRD zoning district is suitable based on the existing uses of adjacent and nearby properties. Although more dense than the surrounding residential land uses, this proposed single-family development is aligned with adjacent uses. The nearby school is an institutional use, so this development is aligned with that as well.

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

The land use itself would likely not adversely impact existing uses or usability of adjacent properties, beyond the additional trips created from new homes on historically vacant property. The project will be required to provide for on site detention and water quality management as part of its overall development plan.

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

The subject property has reasonable economic use under its current zoning of R75 and R100. This site could be redeveloped, as zoned, with any allowed uses under the Town Center Character Area and the Norcross Unified Development Ordinance.

4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

Staff does not foresee any excessive or burdensome use of existing streets, transportation, utilities, and schools.

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

The subject site is located within the Town Center Character Area, which is intended to be the civic heart of the city with a wide variety of entertainment, dining, recreational and shopping options creating a destination for the greater community. It allows a variety of residential housing options, as part of a planned residential development. The proposed single-family project is considered infill and will provide more housing options to the Norcross community, meeting the intent of the Comprehensive Plan.

6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

There are no known existing or changing conditions affecting the use of the property.

Gwinnett County External Comments:

Water & Sewer:

1. Sewer: The subject case proposing 31 new residential lots has sewer capacity certification for 36 new residential units which is valid through May 2025. Though the applicant should request an updated certification for the final unit count (and keep this certification active), the sewer flow has been accounted for.
2. Water: The existing water is indicated as 6-inch cast iron of unknown age. Connection to less than a 6-inch water line may require a variance. The developer is responsible for determining if this will provide sufficient water for domestic and fire protection needs.

Gwinnett Fire Plan Review:

1. Dead-end access roads in excess of 150 feet in length shall be provided at the end with a cul-de-sac having a 50-foot radius at the outside curbline, or other approved means for turning around. (2012 Gwinnett County Fire Ordinance Section 42-35e). As currently presented it does not appear that fire access turnaround needs to be provided, however final approvals are subject to the review by Gwinnett County at the time of permitting.

Schools:

Residential Rezoning Impact on Local Schools Prepared for City of Norcross, January, 2025										Proposed Zoning	
	School	2024-25			2025-26			2026-27			Approximate Student Projections from Proposed Developments
		Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	
Beutell & Hunt Street Tract	Norcross High School or Paul Duke STEM High School	2,343	2,600	-257	2,292	2,600	-308	2,254	2,600	-346	7
	Summerour Middle School	1,342	1,675	-333	1,303	1,675	-372	1,290	1,675	-385	6
	Norcross Elementary School	780	1,000	-220	772	1,000	-228	779	1,000	-221	9

Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Conclusion

The submitted application meets the comprehensive plan expectations as noted by the previously mentioned appropriate land uses, policy goals, and vision in Sections A-C; the proposed development appears to meet the presented policy goals in Section C and it meets planned residential community definition.

Recommendation

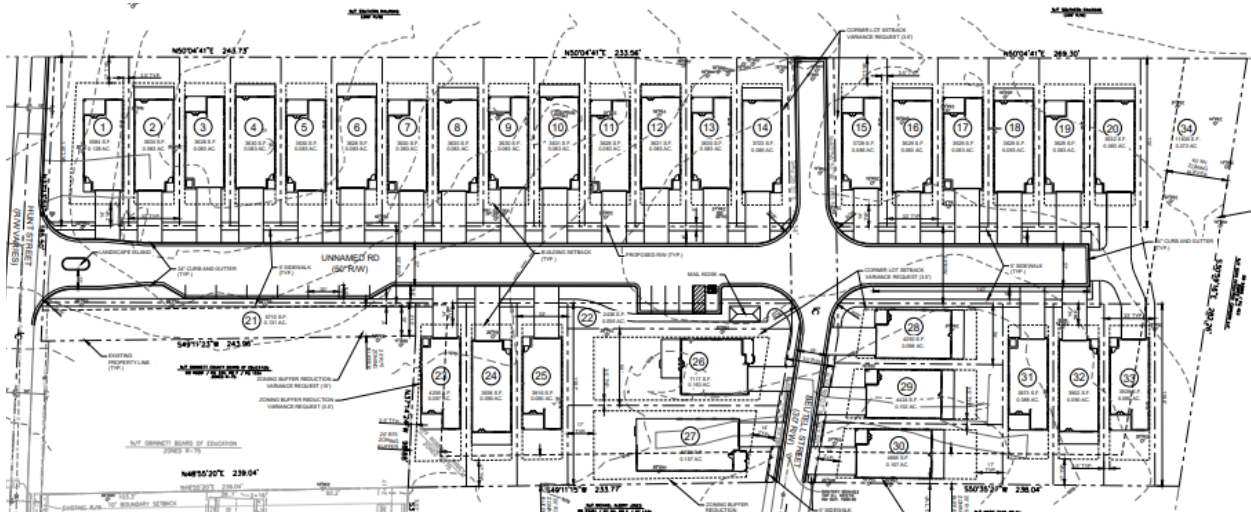
Staff recommends **approval** of the zoning component of RZ2024-007, the adoption of zoning standards under the existing Planned Residence District (PRD) for the property located at 136, 138, 134 & 141 Beutell St. & 87 Hunt Street, with the following conditions:

1. The PRD zoning designation shall be restricted to a single-family development up to a maximum of 31 units;
2. The property shall be developed in general conformance with the site plan dated receipt 10/28/2024 and shall include a 14-foot setback along the interior property lines;
3. A 2-foot sidewalk landscape strip shall be provided along the interior property lines;
4. The applicant shall provide a minimum of 3 parking spaces per unit all which must be provided on the site;
5. A 2-foot sidewalk landscape strip, 8-foot sidewalk with streetlights shall be installed along Hunt Street and Beutell Street in conformance with Section 205-4.f. of the UDO unless otherwise required by the City Engineer; and the sidewalk in front of existing lots 26 and 27 shall be upgraded from 5' to 8'.
6. All common areas, including but not limited to stormwater systems, shall be maintained by the property manager/owner;
7. It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks and minor adjustments to the site concept plan shall be approved by the Community Development Director in response to Gwinnett County comments is allowed;
8. The location of any and all crosswalks and traffic calming measures within the development are subject to the approval of the City Engineer;
9. Plant material use on site in landscape strips and buffers are subject to final approval of the City's Arborist;
10. Location of stormwater detention is subject to the approval of the City Engineer;
11. All utilities shall be buried;
12. The development shall comply with the Architectural Review Board's 11 conditions of approval referenced earlier in the analysis. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board;

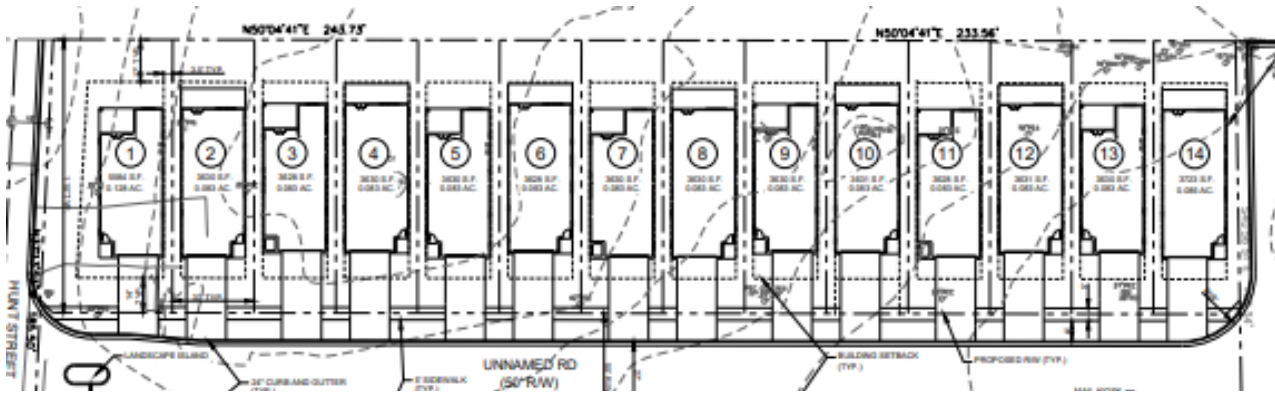
Site Plan

Concept Plan

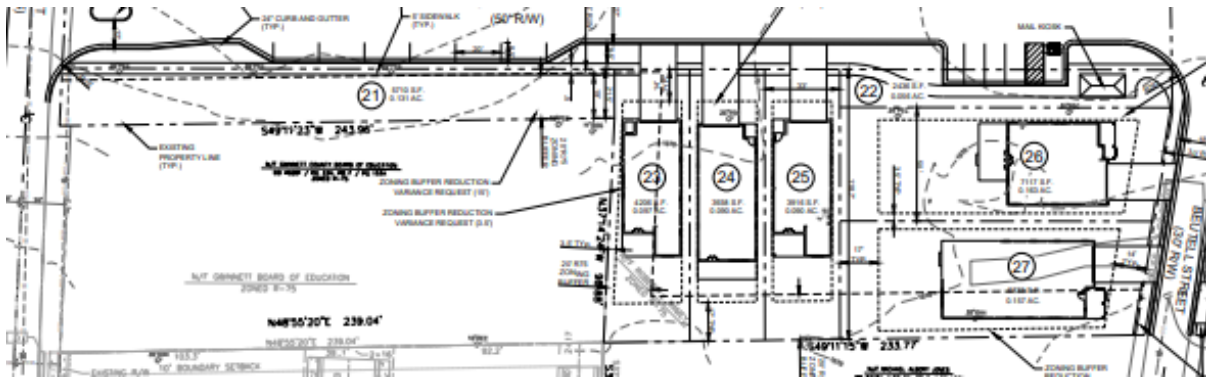
For purposes of orientation and view, the applicant's proposed concept plan is presented below.



Lots 1-14

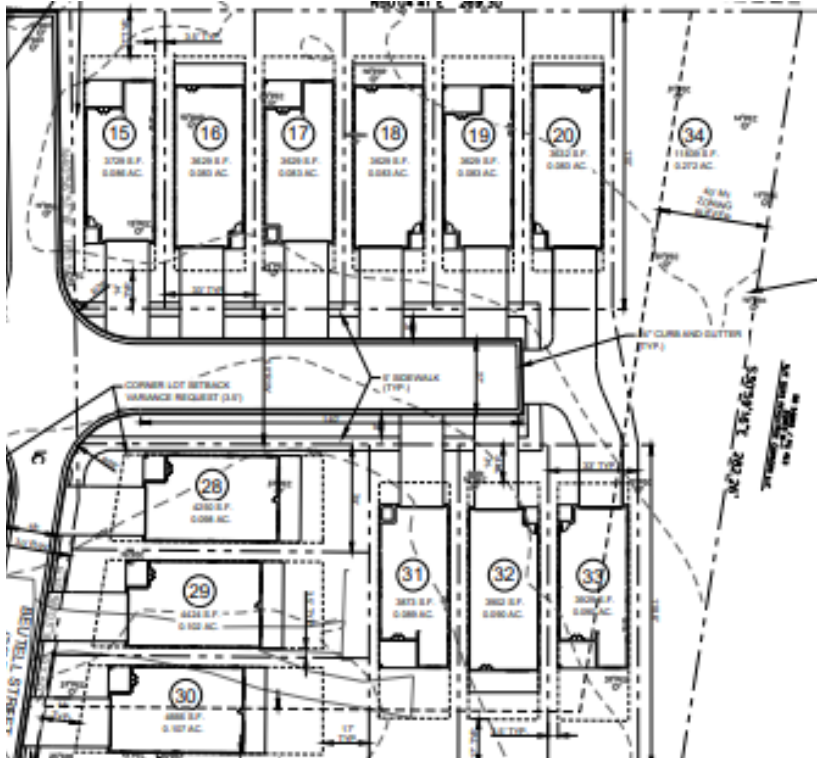


Lots 21-27



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Lots 15-20 & 28-34



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

The applicant also included several renderings of the proposed neighborhood with their application. These show a more realistic view of the architecture that is being proposed. The images below are for illustrative purposes only; elevations and finishes are detailed later in the staff report.

Aerial view of the neighborhood



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Elevations

The following pages include front, right, left, and rear facades for each proposed home, as well as the proposed finishes. Generally, the facades show vertical and horizontal batten siding in a variety of colors and at least one architectural element on each home to include brick, wood shingle. The materials list also includes roofing materials, front door material and other accents as proposed.

Streetscape View 1



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Streetscape View 2



Streetscape View 3



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Streetscape View 4



Streetscape View 5



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Streetscape View 6



Streetscape View 7



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Photos



Attachment: Staff Report RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)



REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name: Mutual Home Solutions LLC. & Church Street LLC

Owner's Address: 438 Langford Dr

City: Norcross State: GA Zip Code: 30071

Phone: (404) 643-4606 Cell Phone: (404) 643-4606 Email: musah.mhs@gmail.com

APPLICANT'S CONTACT INFORMATION

Applicant's Name: Musah Lotallah

Applicant's Address: 438 Langford Dr

Suite: _____ City: Norcross State: GA Zip Code: 30071

Phone: (404) 643-4606 Cell Phone: (404) 643-4606 Email: musah.mhs@gmail.com

PROPERTY LOCATION

Tax Parcel Number(s): 6255-072,525,087,524, 084 Size in acres: 4.14

Address(es): 136, 138, 134 & 141 Beutell St + 87 Hunt St Norcross GA 30071

Number of existing structures: 4 Number of parking spaces: 12

PROPOSED USE

Current Zoning: R75 Requested Zoning: PRD

Date of Pre-Application Mtg: October 17th

Is the request in conformity with the Current Land Use Plan? XX Yes No

Comp Plan Designation: _____ If No, Comp Plan Amendment is required

Is this site located in the National/Local Historic District? Yes no No

If yes, what are the plans for the historic resources, if any, onsite _____

There are no historic resources on site

Proposed Use Details:

We propose to build a new subdivision of Single Family Detached houses Our aim is to be in conformity with the policy, UDO and intent of the Comprehensive Plan.

ITEMS THAT MUST ACCOMPANY APPLICATION

- A. **Owner's Signature or Affidavit** - If the owner and applicant are not the same, the owner must sign the application or complete the attached affidavit.
- B. **Plat/Survey** – Submit one (1) full size, one (1) 11 x 17 and one (1) digital copy of a plat in JPG or PDF format, drawn by an engineer or land surveyor, describing in detail the tract, parcel or lot of land proposed to be rezoned. The plat must include the following information:
1. A current boundary survey and plot plan, dimensioned and to scale, prepared by a registered surveyor, architect or engineer showing the seal of such surveyor, architect, or engineer.
 2. This survey shall be a plat of the land in question, or a description by metes and bounds, bearings and distances of the land, or if the boundaries conform to the lot boundaries within a subdivision for which a plat is recorded in the land records of the City of Norcross, then, the lot, block, and subdivision designations with appropriate plat reference.
 3. A description of existing land uses on adjacent and surrounding property.
- C. **Concept Plan** – Submit one (1) full size copy, one (1) 11x17 copy and one (1) digital copy in JPG or PDF format of a concept plan, including but not limited to all items listed on the attached checklist for such plan.
- D. **Impact Analysis** –
1. If the zoning change has been initiated by an owner or their representative, the application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration attached to this application.
 2. A traffic study, a hydrology study, market study and other studies of the impact of the proposed development prepared by a duly licensed engineer or qualified professional may be required by the Community Development Department, Planning & Zoning Board or the Mayor & City Council as deemed necessary for adequate consideration and a fully-informed decision on the proposed request. The studies shall be prepared under the direction of the City at the applicant's expense.
- E. **Warranty Deed** – A copy of the recorded warranty deed to the property must accompany each application. The owner on the deed must be the same as the owner listed on the application.

- F. **Proof of Taxes Paid** – Proof that all ad valorem taxes due on the property have been paid must accompany each application.
- G. **Certificate Concerning Campaign Contributions** – The applicant must complete the certificate concerning campaign contributions and submit with each application.
- H. **Fees** – See attached fee schedule. Fees are non-refundable.
- I. **Development of Regional Impact** – If your application meets the Atlanta Regional Commission’s (ARC) alternative rules for a Development of Regional Impact, additional review will be required by ARC and the State. More information can be found here, <https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/>
- J. **Conditional Rezoning** – An applicant may apply for conditional zoning and so state on the application. The conditional zoning applications may be based on written conditions contained within the relevant section of the application only or it may be based on the narrative AND a site plan.
- K. Any other information required by the Community Development Department or any other City department which is deemed necessary or desirable in processing the application which is related to the present or proposed use of the property.

I have read and understand the attached application and zoning procedures. I also hereby authorize the Community Development Staff, Planning & Zoning Board and Mayor & Council to inspect the premises that are the subject of this application.



10/15/2024

Signature of Applicant

Date

CITY USE ONLY. DO NOT WRITE BELOW

Date received: _____ Application Number: _____ Fee Paid: _____

Notes: _____

DEADLINE AND HEARING SCHEDULE

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

(THE APPLICANT OR APPLICANT’S AGENT MUST ATTEND ALL HEARINGS REGARDING THE APPLICATION)

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Concept Plan Checklist

1. An application shall be accompanied by a concept plan if any new construction or alteration of the site is proposed.
2. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person familiar with land development.
3. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a Georgia registered land surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).

The concept plan shall show the following:

1. Zoning district classification of the subject property and all adjacent properties, and zoning district boundaries if they cross the property.
2. Man-made features within and adjacent to the property, including existing and future right-of way of streets, pavement width and street names; political boundary lines; and other significant information such as location of bridges, utility lines, existing buildings to remain, and other features as appropriate to the nature of the request.
3. Natural features, such as the 100-year flood plain, and protected wetlands and stream buffers required under the Buffers, Landscaping and Tree Conservation Article of this Ordinance.
4. Proposed use of the property.

The proposed project layout including:

1. For residential subdivisions, and office or industrial parks, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
2. For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, zoning buffers, stormwater detention facilities, and driveways, entrances and exits.
3. Name and address of the property owner.
4. Name, address, and telephone number of the applicant (if different than the owner).
5. Date of concept plan drawing, and revision dates, as appropriate.
6. Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre).
7. Location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. US. Geological Survey maps may be used as a reference guide for the location concept.
8. A statement as to the source of domestic water supply.
9. A statement as to the provision for sanitary sewage disposal.
10. The approximate location of proposed storm water detention facilities.
11. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

Criteria and Standards for Considering a Rezoning

The Mayor and City Council find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of zoning power. Please address these criteria to the best of your ability. You may use a separate sheet if necessary.

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

Our Proposed development will provide new Single Family homes with the charm and characteristic of the Nocross residential developments. We will turn the vacant land into a thriving neighborhood that meets the current Comprehensive plan & UDO

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

Our development will enhance the neighborhood increase property values and transform the existing area. There is a school across the street from our development that can provide housing for students and parents.

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

No

- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The location of the subdivision is at the dead end of the street and the number of houses will not substantially impact existing traffic.

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

Yes it is completely in conformity with the policy of the Comprehensive plan

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Our proposed development is in the targeted area for redevelopment based on the UDO

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.

Fahmusah Lotallah 10-15-24 Fahmusah Lotallah Applicant
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 CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a City of Norcross Mayor/Council Member or a Member of the Planning and Zoning Board

No (YES or NO)

Fahmusah Lotallah Fahmusah Lotallah

YOUR NAME

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

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

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

DATE RECEIVED: _____

CASE#: _____

ACCEPTED BY: _____

4.1.c

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

10-15-24

Dear City Of Norcross,

Proposal

On behalf of Mutual Home Solutions, a single-family home developer based in Norcross, GA, I am writing to formally request the rezoning of a parcel of land located at Hunt and Beutell St to allow the development of a new 31-lot, single-family residential subdivision. Our company is dedicated to developing high-quality, top-of-market residential communities throughout Metro Atlanta, and this project aims to further enhance the housing options available within the city. The proposed subdivision has been meticulously planned to align with the current Unified Development Ordinance (UDO) and the City of Norcross' 2040 Comprehensive Plan. The design meets all requirements and follows the Town Center Character Area outlined in the UDO & Comprehensive Plan, supporting the city's vision for balanced growth, livability, and sustainability. The medium-density residential development will be a perfect fit for this area, enhancing its appeal while preserving its unique character.

Request

We respectfully request that the City of Norcross rezone the property from R75 to the Planned Residential District (PRD). This flexible zoning classification will allow us to optimize the lot design, setbacks, and building heights in a way that promotes improved community design and architectural harmony with the surrounding area. By utilizing the PRD zoning, we can maintain consistency with the city's vision for the Town Center Character Area, which seeks to blend historic traditional and modern architecture while fostering economic and environmental sustainability.

This development is designed with the following in mind:

- **Compatibility:** The subdivision will feature a mix of traditional architectural styles that complement the existing historic elements of Norcross.
- **Sustainability:** The project will be economically and environmentally sustainable, in line with the city's goals to create a place where residents can live, work, and visit with ease.
- **Quality of Life:** The subdivision's design encourages walkability and community interaction, reinforcing Norcross' reputation as a desirable place to live.

Conclusion

In conclusion, Mutual Home Solutions is excited about the opportunity to contribute to the continued growth and vitality of Norcross by developing a thoughtfully designed, medium-density residential subdivision. This project aligns with the City of Norcross' Town Center Character Area vision by providing high-quality homes that harmonize with the city's architectural heritage while supporting future growth. We are committed to delivering a project that both meets the city's planning goals and enhances the quality of life for its residents. We respectfully ask for the City of Norcross' favorable consideration of this rezoning request to PRD. Please let us know if any additional information is required. We look forward to working with the city and the community on this exciting development.

Thank you for your time and consideration.

Sincerely,
Musah Lotallah
Mutual Home Solutions

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

1. Rezone Property on From R75 to PRD

2. We also have buffer zone variance requested on the Concept plan. We will like those buffer request granted with the rezoning.

3. We Request to have setbacks as shown on site plans most Setbacks are
14' Front
17' Rear
3.5' Side

We will have a few exceptions on the plan and will request variance for those few lots at the time of rezoning.

4. Conditions that will have us to allow which house footprint can be used interchangeably in the development without having to go back through rezoning and ARB for approvals Once our submitted plans are approve through rezoning the City of Norcross can administratively approve the house location and color pallet.



Ownership Affidavit & Designation of Agent

I. Ownership.

I, Fahmusah Lotallah, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) _____

Location address: _____

for which this Application is submitted.

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

134, 136 & 138 Butell St Norcross GA 30071

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:
Fahmusah Lotallah

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: Fahmusah Lotallah

Address: 438 Langford Dr Norcross GA 30071

Contact Person: Fahmusah Lotallah Telephone No.: 4046434606

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

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Corporation/LLC

Mutual Home Solution
Print Corporation/LLC Name

By: Fahamunah Lohlah
Signature

Print Name: Fahamunah Lohlah
Its: Member
Address: 438 Limestone Dr
Norcross Ga 30071
Phone #: 678-643-4616
404-643-4616

• 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 _____ day of _____, 20____, 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 17 day of 2024, personally appeared October of _____ a Georgia (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.

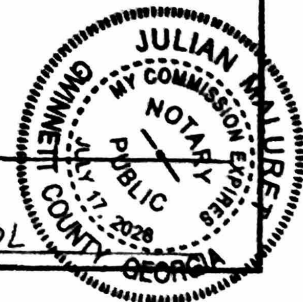
Signature of Notary

Julian Maharet
Print Notary Name

NOTARY STAMP:

My commission expires: 07/17/2028

Identification Method: Personally known.
 Produced I.D. - Type: GADL



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



Ownership Affidavit & Designation of Agent

I. Ownership.

I, Donna Whitacre, Manager, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 26255072

Location address: 87 Hunt St, Norcross, GA 30071

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: Church Street Circle, LLC
87 Hunt St Norcross GA 30071

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:

Donna Whitacre

Secretary of State Registration Number: 18094698

Name/Address of Registered Agent: Donna Whitacre, 730 Fields Dr, Cumming, GA 30041

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: Fahnmusah Lotallah

Address: 438 Langford Dr Norcross GA 30071

Contact Person: Fahnmusah Lotallah Telephone No.: 4046434606

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.)

Limited to obtaining Rezoning and Land Disturbance Permit

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

IV. Acknowledgement.

• Individual

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

• Government Entity

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

• Corporation/LLC

Church Street Circle, LLC
 Print Corporation/LLC Name _____
 By: _____
 Signature _____
 Print Name: Donn Whitacre
 Its: Manager
 Address: PO Box 31111
Chamblee, GA 30366
 Phone #: 770-377-6067

• 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 _____ day of _____, 20____, 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 15th day of October, 2024, personally appeared Donn Whitacre of _____ a Church St Circle LLC 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.

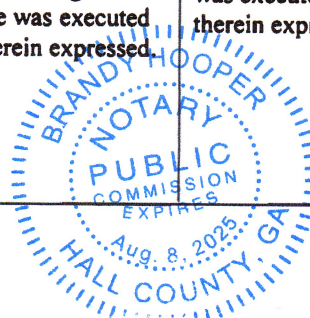
• Partnership

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.

Brandy Hooper

Signature of Notary

NOTARY STAMP: Am



Brandy Hooper
 Print Notary Name

My commission expires: Aug 8, 2025

Identification Method: Personally known.
 Produced I.D. Type: GA driver's license

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

After Recording, Return To:
McLain & Merritt, P.C.
3445 Peachtree Road NE, Suite 500
Atlanta, GA 30326

Order No.: 23-2357B

PARCEL ID: R6255 084

STATE OF GEORGIA

COUNTY OF FULTON

EXECUTORS DEED

THIS INDENTURE made this the 21st day of August, 2024, between Pamela Elizabeth Ramey Griffin and Ricky Lee Ramey, as Co-Executors of the Estate of Arie Elizabeth Ramey, and Pamela Ramey Griffin A.K.A. Pamela Elizabeth Ramey Griffin and Ricky Lee Ramey, as Co-Executors of the Estate of Robert Lee Ramey, hereinafter referred to as "Grantor," and Mutual Home Solutions LLC, a Georgia Limited Liability Company, hereinafter referred together as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits;

WITNESSETH:

That the said Grantor, acting under and by virtue of the power and authority contained in the Last Will and Testament and Letters of Testamentary of the Estate of Arie Elizabeth Ramey and the Estate of Robert Lee Ramey, the same having been duly probated and recorded in the Probate Court of Gwinnett County, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, all of Grantor's interest in and to:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 255 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 7, RE-PLAT OF 136 BEUTELL STREET, AS PER PLAT RECORDED IN PLAT BOOK 163, PAGES 271-272, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

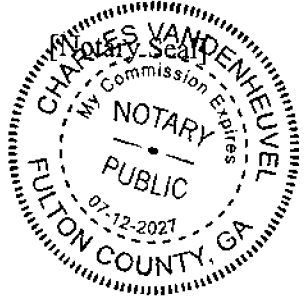
IN WITNESS WHEREOF, Grantor herein has hereunto set its hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: _____



SELLER:

[Signature] co-executor
(SEAL)
Pamela Elizabeth Ramey Griffin, Co-Executor of the Estate of Aric Elizabeth Ramey

[Signature] CO-EXECUTOR
(SEAL)
Ricky Lee Ramey, Co-Executor of the Estate of Aric Elizabeth Ramey

[Signature] co-executor
(SEAL)
Pamela Elizabeth Ramey Griffin, Co-Executor of the Estate of Robert Lee Ramey

[Signature] CO-EXECUTOR
(SEAL)
Ricky Lee Ramey, Co-Executor of the Estate of Robert Lee Ramey

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Type: DEED Book: 52871 Page: 00729

BK52871 PG0729

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 255 of the 6th District, Gwinnett County, Georgia, being Lot No 1, 2, and 3, according to curvey by H.L. Donahoo dated March 6, 1954 as recorded in Plat book F, page 133, Gwinnett County records, more particularly described as follows; Beginning at a point on the eastern side of Beutell Street at the northwestern corner of the property of J.C. Mitchell, thence running northwesterly, along the eastern side of Beutell Street, 175 feet, more or less, to the right of way of the southeren Railroad, thence easterly, along the right of way of the said railroad, 269 feet to the property of Hugh Miller; thence southeasterly, along the line of Hugh Miller, 168.6 feet to other property of J.C. Mitchell; thence westerly 239 feet, more or less, to the eastern side of Beutell Street and the of beginning.

AND

All that tract or parcel of land lying and being in Land Lot 255 of the 6th District, Gwinnett County, Georgia, being Lot 38 and part of 39, of the survey and plat made by J.M. Dodd, Surveyor of the H.M. Beutell property, on November 7th adn 12th, 1938, said plat being recorded in Plat Book F, page 133-A, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Note: The above-referenced legal description is not insured by Chicago Title Insurance Co. as part of the conveyance to Donn A. Whitacre on March 7th, 2014 as recorded in the Clerk of Superior Court, Gwinnett County, Ga. records in Deed Book 52843 Pages 334-335.

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

BK52871 PG0728

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

14 APR 16 PH 2:00

RICHARD ALEXANDER, CLERK

Return to:
Morris|Hardwick|Schneider, LLC
2170 Satellite Blvd, Suite 425
Duluth, GA 30097
File No.: DUL-140100055S

PT-61 # 67-2014-007894
GWINNETT CO GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
RICHARD T ALEXANDER, JR CLERK OF
SUPERIOR COURT

QUIT CLAIM DEED

State of Georgia
County of Gwinnett

THIS INDENTURE, made the 7th day of March, in the year 2014, between
Estate of Virginia Mitchell a/k/a Virginia Hamilton
of the County of , and the State of Georgia, as party or parties of the first part, hereinafter called
Grantor, and

Donn A. Whitacre

of the County of , and the State of , as party or parties of the second part, hereinafter called Grantee (the
words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the
context requires or permits)

WITNESSETH that. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and
other valuable consideration, cash in hand paid at and before the sealing and delivery of these presents,
the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever
QUIT CLAIM unto said Grantee,

See Exhibit "A" attached hereto and incorporated herein by reference for a more complete
description.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor
any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or
demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first
above written.

Signed, sealed and delivered in
the presence of

[Signature]
Unofficial Witness

[Signature] (Seal)
Terri Rouillard, co-executor

[Signature]
Notary Public

[Signature] (Seal)
Steve Hamilton, co-executor

My Commission Expires



0026679-98

Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)

Type: DEED Book: 52843 Page: 00334

BK52843 PG0334

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2014 MAR 28 PM 2:00

RICHARD ALEXANDER, CLERK

PT-61 # 107-2014-005519

GWINNETT CO. GEORGIA

REAL ESTATE TRANSFER TAX

\$ 145.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

GEORGIA INTANGIBLE TAX PAID

\$ 16
RICHARD T. ALEXANDER, JR.
SUPERIOR COURT GWINNETT
COUNTY, GEORGIA

Return to:

Morris|Hardwick|Schneider, LLC
2170 Satellite Blvd, Suite 425
Duluth, GA 30097
File #: DUL-1401000555

EXECUTOR'S DEED
(Under Power)

State of Georgia
County of Gwinnett

THIS INDENTURE made this 7th day of March, in the year 2014, between

Terri Rouillard and Steve Hamilton

as Co-Executors of the Last Will and Testament of Virginia Mitchell, late of the State of Georgia, and
County of Gwinnett, deceased, of the First Part (hereinafter called "Grantor") and

Donn A. Whitacre

of the Second Part, (hereinafter called "Grantee"), the words "Grantor" and "Grantee" to include their
respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor (acting under and by virtue of the power
and authority contained in the said Will, the same having been duly probated and recorded in the Court
of Probate of Gwinnett County, Georgia) for and in consideration of the sum of TEN (\$10.00)
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien,
convey and confirm unto the said all the right, title, interest, claim or demand in and to the following
described Property, with all the rights members and appurtenances to the said described premises in
anywise appertaining to or belonging, to-wit:

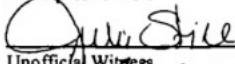
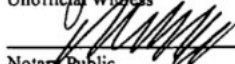
See Exhibit "A" attached hereto and incorporated herein by reference for a more complete
description.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the
rights, members and appurtenances thereof, to the being, belonging, or in anywise appertaining, to the
only proper use, benefit and behoof of the said grantee forever, in FEE SIMPLE: in as full and ample a
manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed,
by the said deceased.

IN WITNESS WHEREOF, the Grantor herein has hereunto set hand and seal the day
and year first above written.

Signed, sealed and delivered
in the presence of.


Unofficial Witness

Notary Public
My Commission Expires:

Estate of Virginia Mitchell A/K/A Virginia
Hamilton

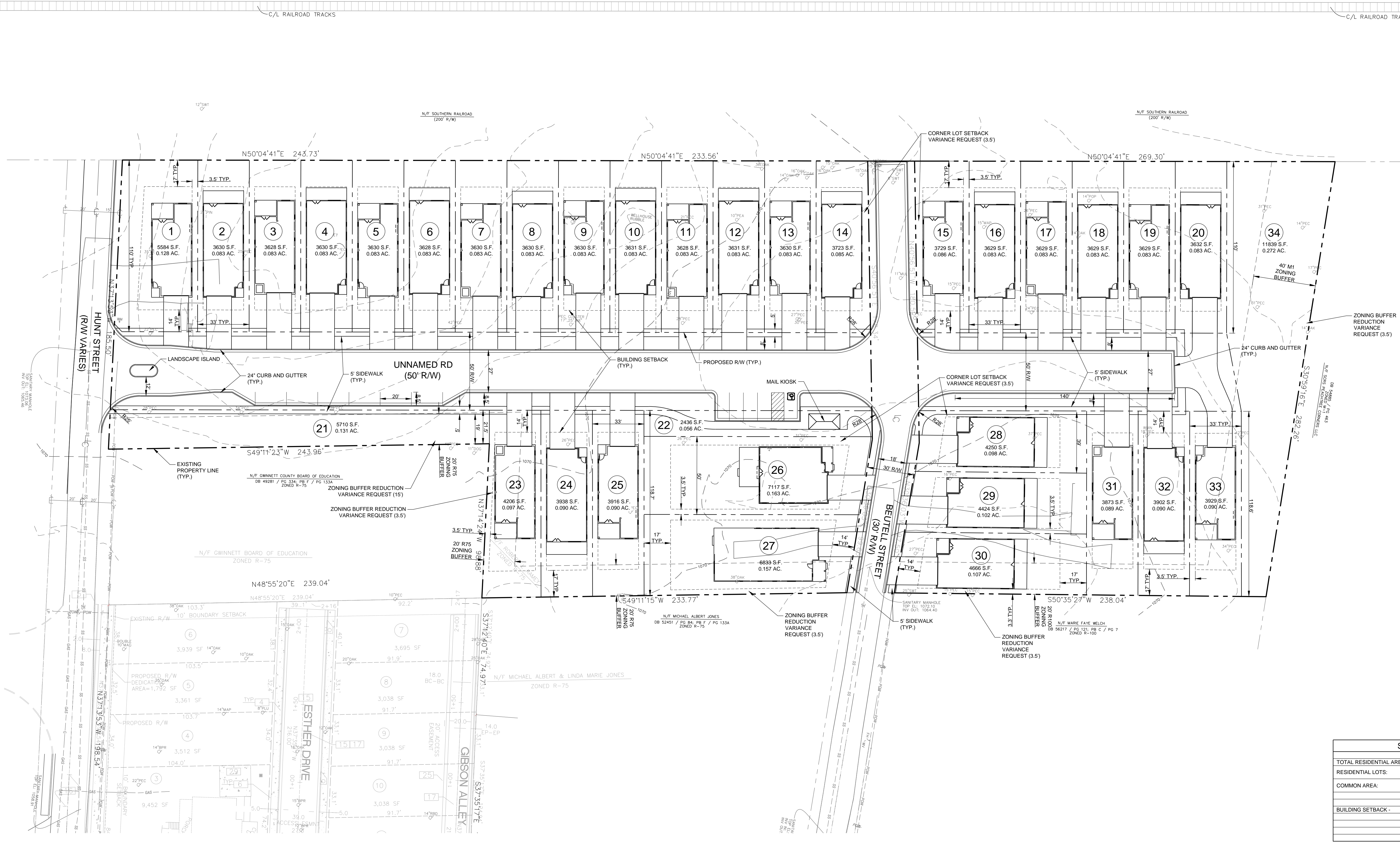
BY: 
Terri Rouillard, co-executor

BY: 
Steve Hamilton, co-executor

(Notary Seal)



Attachment: Applicaton Packet RZ2024-007 (25-7240 : REZ2024-007 Rezoning from R-100 and R-75 to PRD)



SITE DATA	
TOTAL RESIDENTIAL AREA:	145,797.21 S.F. (3.35 AC.)
RESIDENTIAL LOTS:	31 LOTS (125,812.21 S.F.) (2.89 AC.)
COMMON AREA:	3 LOTS (19,986 S.F.) (0.46 AC.)
BUILDING SETBACK - FRONT:	14 FT
SIDE:	3.5 FT
REAR:	17 FT

HUNT & BEUTELL RESIDENTIAL

CONCEPT PLAN

PLAT B: 00163 P: 00271
Recorded: 07/14/2024 08:21 PM
24L038928 Pages: 2 Fees: \$20.00

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 45-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat on one or more of the applicable local jurisdictions do not require approval of this type of plat.

Gilbert E. Guinones, P.L.S.
Georgia P.L.S. 2810

RE-PLAT
OF

136 BEUTELL STREET

PARCEL NO.: R6255 084
FORMERLY LOTS 4 THRU 8
PLAT BOOK F / PAGE 133A

LAND LOT 255; 6TH LAND DISTRICT
CITY OF NORCROSS, GWINNETT COUNTY, GEORGIA
GWINNETT PLAT CASE NUMBER: PLAT 2024-00102

OWNER
ROBERT L. RAMEY
136 Beutell Street
Norcross, Georgia 30071

CONSULTING
CIVIL ENGINEER
LAND SURVEYOR
GER
1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 776-3499
E-Mail: gilbert@georgia-geotech.com

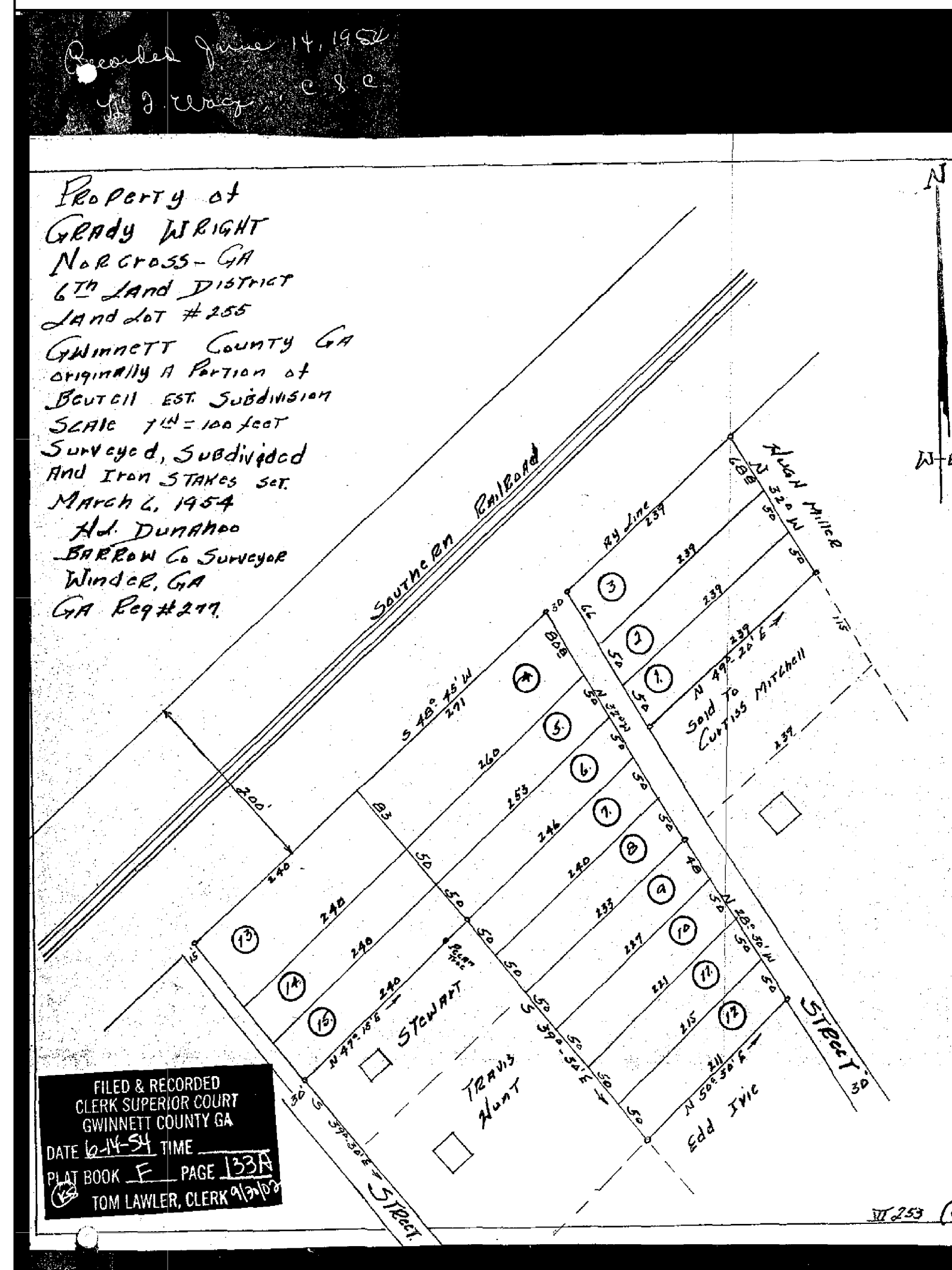
FINAL PLAT SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown, the field data upon which this plat is based has a closure precision of one foot in 17,110 feet and an angular error of 9 seconds per angle point, and was adjusted using compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 279,003 feet, and contains a total of 1.5298 acres. The equipment used to obtain the linear and angular measurements herein was a GeoMax Zoom 90 Robotic Total Station Theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network.

By: Gilbert E. Guinones
REGISTERED GEORGIA LAND SURVEYOR
REG NO: 2810; DATE OF EXPIRATION: 12/31/2024

NOTE:
THE PURPOSE OF THIS PLAT IS TO OBTAIN PARCEL NUMBERS AND ADDRESSES FOR EXISTING LOTS 7 AND 8 ON THE 1954 PLAT RECORDED IN PLAT BOOK F, PAGE 133A. AS OF THE SIGNING OF THIS PLAT, LOTS 7 AND 8 ARE CONSIDERED EXISTING NONCONFORMING BY THE CITY OF NORCROSS.

PLAT BOOK F / PAGE 133A



OWNERS ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

Signature of Subdivider: Fahmumah Lolalah, 7-10-24
Signature of Owner: Pam Griffin, 7-10-24

FINAL PLAT APPROVAL

The Director of the Community Development Department certifies that this plat complies with the Zoning Ordinance and the Development Regulations, and that it has been approved by all other operational city departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and City of Norcross.

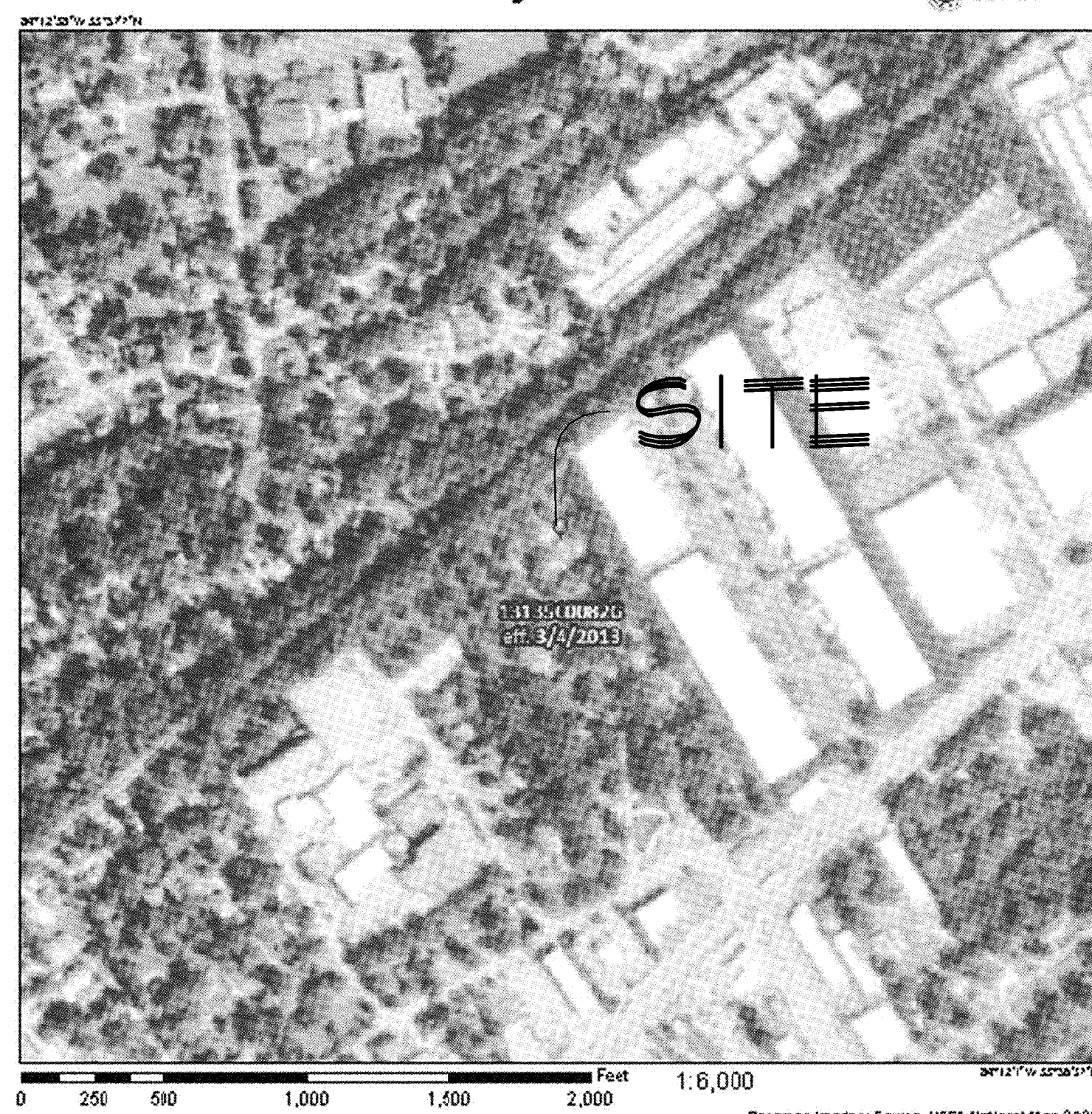
DATED THIS 12 DAY OF July, 2024.
Vivian Vukobri
DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

STATEMENTS

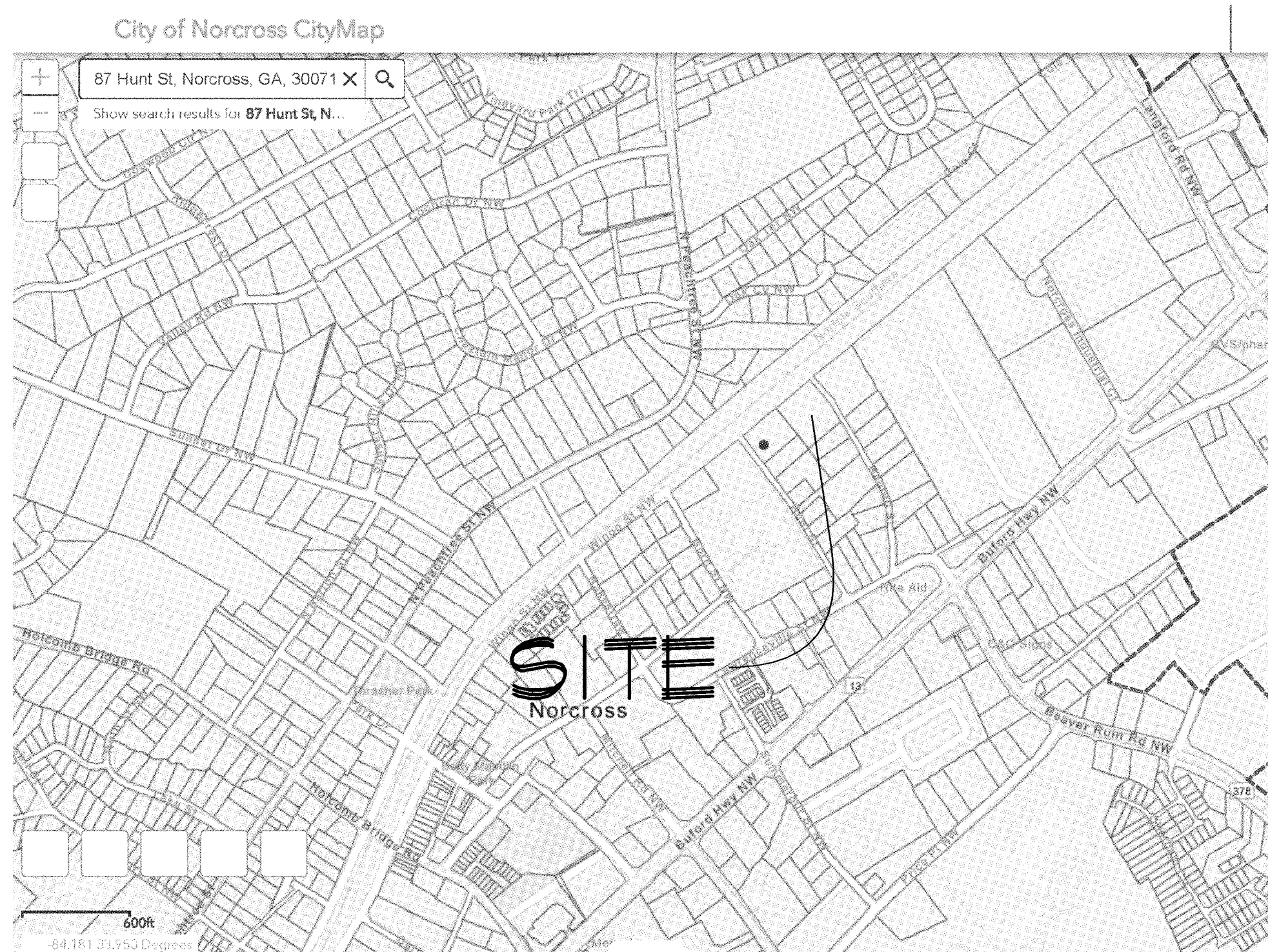
- (1) NOTE: City of Norcross assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way...
(2) NOTE: Structures in drainage easements beyond the City right-of-way...
(3) NOTE: Structures are not allowed in drainage easements.

FIRM PANEL 1313500826 EFFECTIVE 3/4/2013

National Flood Hazard Layer FIRMette



VICINITY MAP



RE-PLAT
136 BEUTELL STREET
COVER SHEET
134, 136, AND 138
BEUTELL STREET

MUTUAL HOME SOLUTIONS LLC
438 Langford Drive
Norcross, Georgia 30071
(404) 643-4606
E-Mail: mutualhomesolutionsllc.com

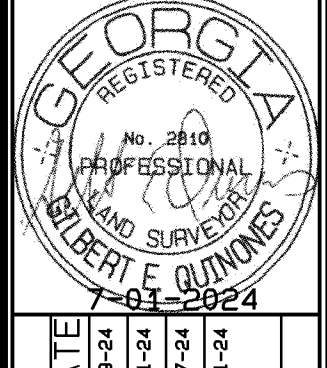


Table with columns: DATE, REVISIONS, SHEET, OF, DRAWING NO., 22-046-136-RP-1

PLAT
Authorized 7/10/2024
The Director of the Department of Planning and Development certifies that this plat complies with the Land Title Act of the Government of Georgia...

PLAT B: 00163 P: 00272
Recorded: 07/14/2024 08:21 PM
24L038928 Pages: 2 Fees: \$20.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 8955417833,

136 BEUTELL STREET
AREA = 66,637 SQ.FT.
1.5298 ACRES
ZONED: R-75

CONSULTING
CIVIL ENGINEER
AND
LAND SURVEYOR
GER
1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: g1bert@geor-g1stc.com

NOTE:
THE PURPOSE OF THIS PLAT IS TO OBTAIN PARCEL NUMBERS
AND ADDRESSES FOR EXISTING LOTS 7 AND 8 ON THE 1954
PLAT RECORDED IN PLAT BOOK F, PAGE 133A. AS OF THE
SIGNING OF THIS PLAT, LOTS 7 AND 8 ARE CONSIDERED
EXISTING NONCONFORMING BY THE CITY OF NORCROSS.

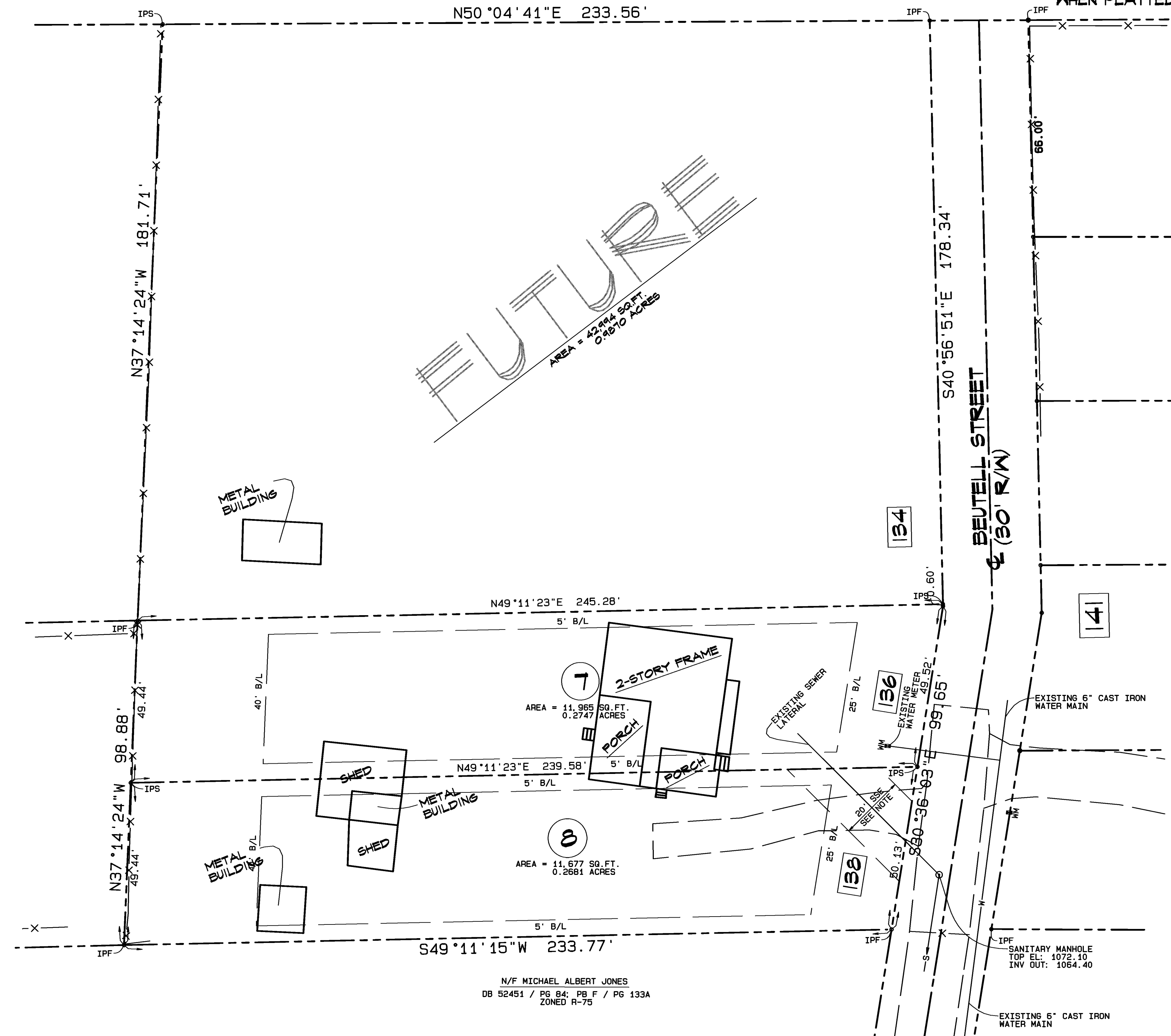
NOTE:
ALL LOT DIMENSIONS SHOWN HEREON ARE BASED
ON FIELD RUN SURVEY BY THE SURVEYOR WHOSE
SEAL APPEARS ON THIS PLAT.

NOTE:
BASED ON THE BEST AVAILABLE INFORMATION, LOTS 7 AND
8 ON THIS PLAT REPRESENT THE SAME PARCELS OF LAND
AS LOTS 7 AND 8 ON THE 1954 PLAT RECORDED IN PLAT
BOOK F, PAGE 133A. THE PROPERTY IS ZONED R-75 AND
WAS CONSISTENT WITH R-75 ZONING REGULATIONS
WHEN PLATTED IN 1954.

GENERAL NOTES

- The field data upon which this plat is based has a closure precision of one foot in 23,574 feet and an angular error of 2.5 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate as follows:
136 Beutell Street: within one foot in 279,603 feet.
- Field information for this survey was obtained with a GeoMax Zoom 90 Robotic Total Station Theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network.
- This property does not lie within a Special Flood Hazard Area per the FLOOD INSURANCE RATE MAP for Gwinnett County, Georgia, as delineated in Community Panel Number 13135C00826 bearing an Effective date of March 4, 2019.
- All Boundary Monuments set are #4 rebar bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- The source of bearings on this Survey are based on the Georgia State Plane Coordinates System West Zone.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The "BEFORE YOU DIG" utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.
- This property lies in Land Lot 255 of Gwinnett County, Georgia's 6th Land District, and within the City of Norcross.
- Based on the best available information this property is zoned R-75 and is subject to the following Development Standards:
R-75:
Minimum Lot Area: 12,000 Square Feet
Minimum Lot Width: 75 Feet
Minimum Lot Frontage: 40 Feet
Maximum Impervious Lot Coverage: 35%
Maximum Building Height:
Principal: 35 Feet
Accessory: 42 Feet
Building Setbacks:
Front Yard: 25 feet
Side Yard: 10 Feet one side / 25 Feet total
Rear Yard: 40 Feet
Note: The complete City of Norcross Development Code can be found online at www.municode.com
- Property References:
Deed Book 57240; Page 124
Plat Book F; Page 133A

N/F SOUTHERN RAILROAD
(200' R/W)

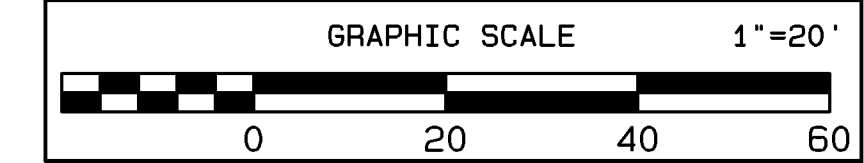


ADDRESSES AND TAX PARCELS

LOT	TAX PARCEL	ADDRESS
7	R6255 084	136 BEUTELL STREET
8	R6255 084	136 BEUTELL STREET
FUTURE	R6255 525	134 BEUTELL STREET

NOTE: UNTIL SUCH TIME THAT THE FUTURE AREA IS
DEVELOPED IT WILL BE KNOWN AS 134 BEUTELL
STREET AND TAX PARCEL R6255 525.

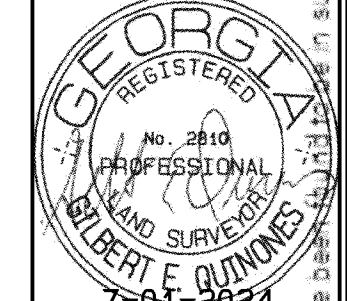
SEWER LATERAL NOTE
20' SEWER EASEMENT IS A
PRIVATE LATERAL EASEMENT.



N/F MICHAEL ALBERT JONES
DB 52451 / PG 84, PG F / PG 133A
ZONED R-75

RE-PLAT
136 BEUTELL STREET
(2 OF 2)
134, 136, AND 138
BEUTELL STREET

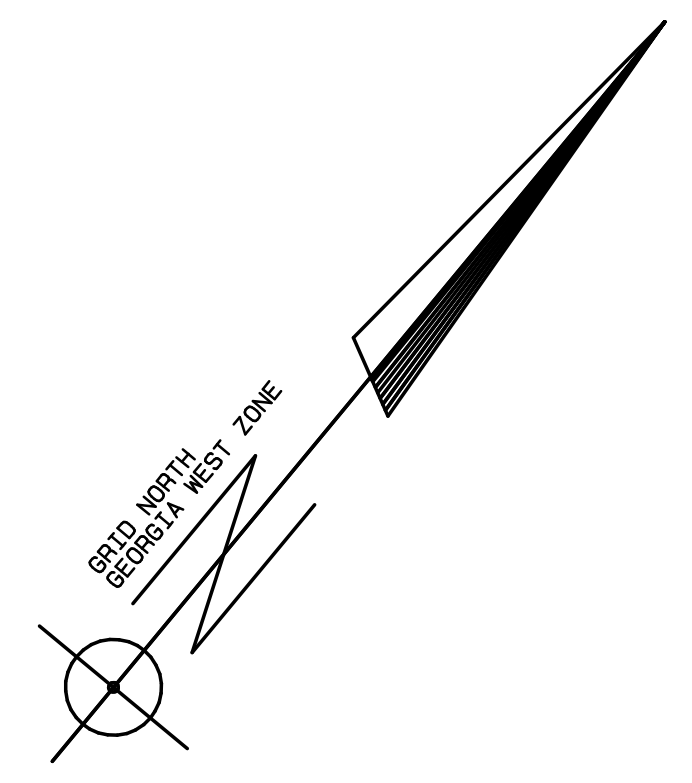
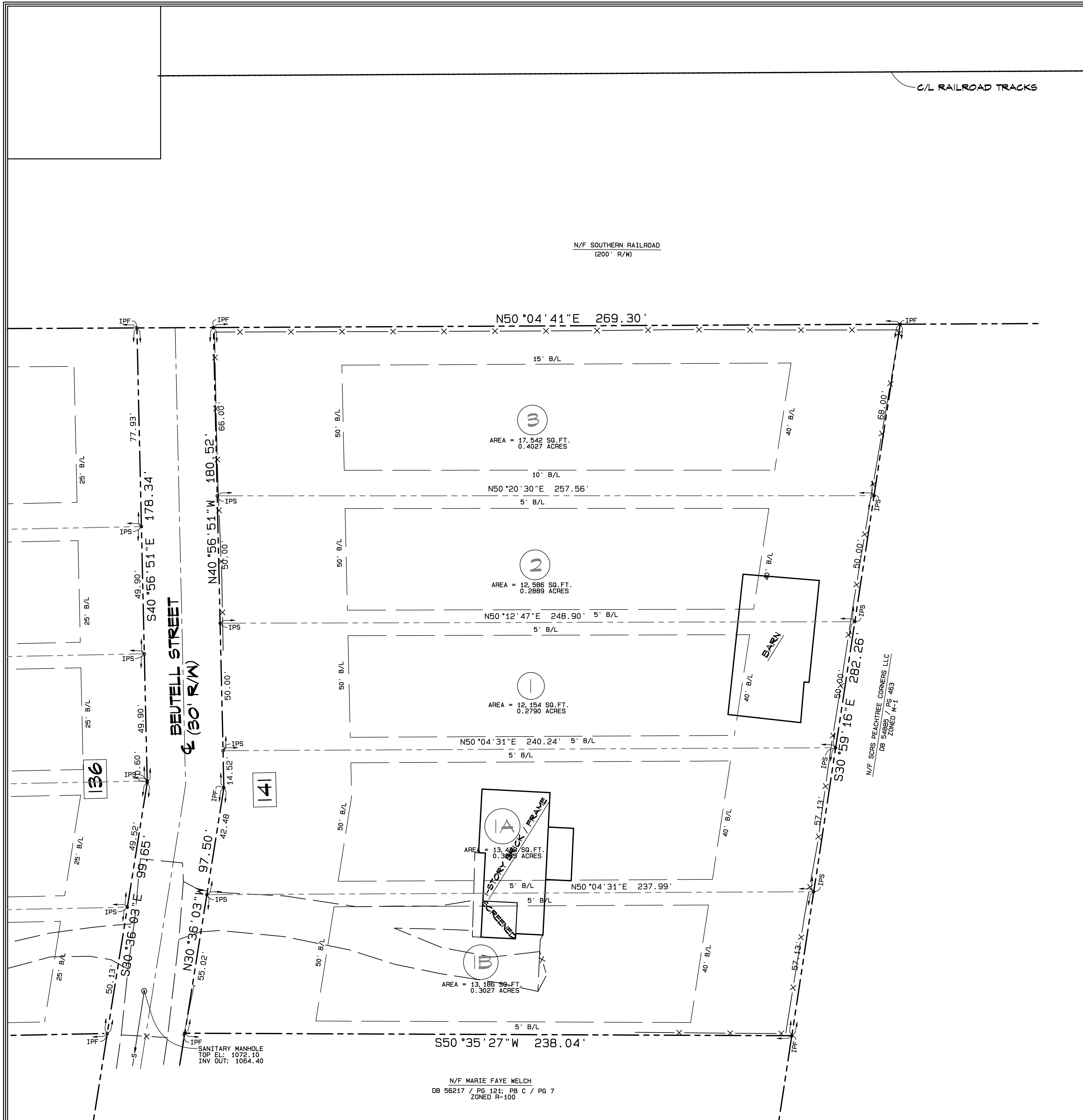
MUTUAL HOME SOLUTIONS LLC
438 Langford Drive
Norcross, Georgia 30071
(404) 643-4606



DATE	REVISIONS	DESCRIPTION	DATE
1-12-2024	1	SCALE: 1"=20'	3-9-24
	2	ADDRESS REVIEW COMMENTS	8-1-24
	3	ADDRESS REVIEW COMMENTS	8-27-24
	4	ADDRESS REVIEW COMMENTS	7-1-24

DRAWING NO. 2710702024D DISTRICT 2710702024D
These project documents have been reviewed by applicable County Departments and the State of Georgia Department of Transportation.

Attachment: Application Packet RZ2024-007 (25-7240) - REZ2024-007 Rezoning from R-100 and R-75 to PRD



87 HUNT STREET
 AREA = 44,702 SQ.FT.
 1.0262 ACRES
 ZONED: R-75

136 BEUTELL STREET
 AREA = 66,637 SQ.FT.
 1.5293 ACRES
 ZONED: R-75

141 BEUTELL STREET
 AREA = 68,909 SQ.FT.
 1.5819 ACRES
 ZONED: R-100

GEORGE
 CONSULTING
 CIVIL ENGINEER
 AND
 LAND SURVEYOR

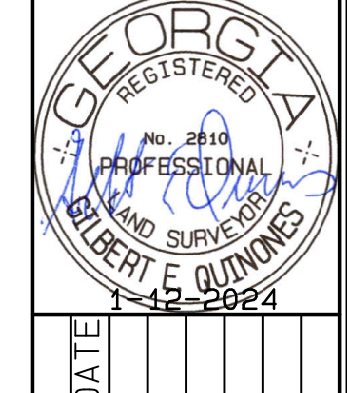
1093 Hannaford Lane
 Johns Creek, Georgia 30097
 (678) 775-9489
 E-Mail: g1bert@george-engineers.com

RE-PLAT
 SHEET 2 OF 3

87 HUNT STREET AND
 136 & 141 BEUTELL STREET

MUTUAL HOME SOLUTIONS LLC

438 Langford Drive
 Norcross, Georgia 30071
 (404) 643-4806
 E-Mail: musahmutualhomesolutionsllc.com



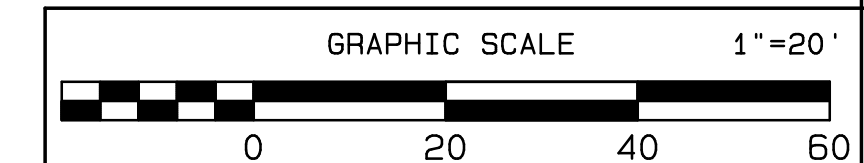
DATE	REVISIONS	DESCRIPTION	DATE
1-12-2024	1	SCALE: 1" = 20'	
	2	DRAWN: G.E.G.	
	3	DESIGNED: G.E.G.	
	4	CHECKED: G.E.G.	
	5	LAND LOT: 255	
	6	6TH LAND DISTRICT	
	7	GWINNETT COUNTY, GA.	

SHEET
 2
 OF
 3

DRAWING NO.
 22-046-RP-2

GENERAL NOTES

- The field data upon which this plat is based has a closure precision of one foot in 23,574 feet and an angular error of 2.5 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate as follows:
 87 Hunt Street: within one foot in 169,503 feet;
 136 Beutell Street: within one foot in 279,603 feet;
 141 Beutell Street: within one foot in 266,562 feet.
- Field information for this survey was obtained with a GeoMax Zoom 90 Robotic Total Station Theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network.
- This property does not lie within a Special Flood Hazard Area per the FLOOD INSURANCE RATE MAP for Gwinnett County, Georgia, as delineated in Community Panel Number 13135C00826 bearing an Effective date of March 4, 2015.
- All Boundary Monuments set are #4 rebars bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- The source of bearings on this Survey are based on the Georgia State Plane Coordinates System West Zone.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The "BEFORE YOU DIG" utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.
- This property lies in Land Lot 255 of Gwinnett County, Georgia's 6th Land District, and within the City of Norcross.
- Based on the best available information this property is zoned R-75 and R-100 (Single Family Residence) and is subject to the following Development Standards:
 R-75:
 Minimum Lot Area: 12,000 Square Feet
 Minimum Lot Width: 75 Feet
 Minimum Lot Frontage: 40 Feet
 Maximum Impervious Lot Coverage: 35%
 Maximum Building Height:
 Principal: 35 Feet
 Accessory: 12 Feet
 Building Setbacks:
 Front Yard: 25 feet
 Side Yard: 10 Feet one side / 25 Feet total
 Rear Yard: 40 Feet
 R-100:
 Minimum Lot Area: 15,000 Square Feet
 Minimum Lot Width: 100 Feet
 Minimum Lot Frontage: 50 feet
 Maximum Impervious Lot Coverage: 35%
 Maximum Building Height:
 Principal: 35 Feet
 Accessory: 12 Feet
 Building Setbacks:
 Front Yard: 50 feet
 Side Yard: 10 Feet one side / 25 Feet total
 Rear Yard: 40 Feet
 Note: The complete City of Norcross Development Code can be found online at: www.municode.com
- Property References:
 Deed Book 57240, Page 124
 Plat Book F, Page 134
- A Topographic Survey's major purpose is the determination (relief) of the surface of the earth (ground) and the location of natural artificial objects thereon.
- Existing Topographic information from a field survey dated October 4, 2023.
- This Topographic Survey complies with the United States National Map Accuracy Standards. Vertical accuracy, as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations tested shall be in error by more than one-half the contour interval.



N/F MARIE FAYE WELCH
 DB 56217 / PG 121; PB C / PG 7
 ZONED R-100

