

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Wednesday, February 5, 2025
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	Present	
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 - Nov 6, 2024, 6:30 PM

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

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](#)

Senior Planner LeDarius Scott provided the background on this request for a rezoning from R-100 and R-75 to PRD for a 31-unit single-family detached residential development. He summarized the staff analysis in addition to the recommended conditions as outlined by the Architectural Review Board, as well as read the staff recommendation of approval with the following conditions:

- . The PRD zoning designation shall be restricted to a single-family development up to a maximum of 31 units;
- . 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;
- . A 2-foot sidewalk landscape strip shall be provided along the interior property lines;
- . The applicant shall provide a minimum of 3 parking spaces per unit all of which must be provided on the site;
- . 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'.
- . All common areas, including but not limited to stormwater systems, shall be maintained by the property manager/owner;

- . 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;
- . The location of any and all crosswalks and traffic calming measures within the development are subject to the approval of the City Engineer;
- . Plant material used on-site in landscape strips and buffers is subject to final approval of the City's Arborist;
- . Location of stormwater detention is subject to the approval of the City Engineer;
- . All utilities shall be buried;
- . 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.

The Applicant, Mr. Musah Lotallah, made a presentation on this project, outlining the plans to provide a 50' street the length of the project between Beutell and Hunt Streets and to provide an additional housing product to this area consistent with the City's Comprehensive Plan in terms of density.

One resident spoke during open comment and stated that most traffic in this area does not turn toward downtown, but instead toward Buford Highway and Beaver Ruin Road. Additionally, land costs are high, and one way to combat that is through increased density.

The Planning and Zoning Board had concerns with increasing overall traffic due to new developments proposed for the area in addition to this one, but also that there are new homes for the area to continue to provide for residents' needs, and revitalizing the area and adding to the tax base.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
TO:	Policy Work Session
MOVER:	David Grayson, Board Member
SECONDER:	Walter Bell, Board Member
AYES:	Poteete, Henson, Janos, Bell, Grayson

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

VI. Adjourn

Next Meeting- Mayor and Council Policy Work Session 2/17/25 6:30 PM

Adjourn 7:07 PM by Acclimation

Signed by _____ Jame Poteete, Chair

Signed by _____ LeDarius Scott, Senior Planner