

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Agenda

Wednesday, April 2, 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**
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.**
 - A. **Approval of Previous Meeting Minutes**

[Planning and Zoning - Planning and Zoning - Feb 5, 2025, 6:30 PM](#)

- III. **Old Business**

- IV. **New Business**
 - 1. [25-7279](#) **SUP2025-001 5390 Peachtree Industrial Blvd**

Request for a Special Use Permit for an Event Hall in the C-2 Zoning District.

[Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd](#)

[SUP2025-001 - Application](#)

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

- VI. **Adjourn**

Signed by _____ **James Poteete**

Signed by _____ , **LeDarius Scott, Senior Planner**

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

Minutes Acceptance: Minutes of Feb 5, 2025 6:30 PM (Approval of Previous Meeting Minutes)

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;

Minutes Acceptance: Minutes of Feb 5, 2025 6:30 PM (Approval of Previous Meeting Minutes)

- . 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

Minutes Acceptance: Minutes of Feb 5, 2025 6:30 PM (Approval of Previous Meeting Minutes)



Department of Community Development

TO: Planning and Zoning
FROM: LeJarius Scott
DATE: April 2, 2025
SUBJECT: SUP2025-001 5390 Peachtree Industrial Blvd
CC:

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

Request for a Special Use Permit for an Event Hall in the C-2 zoning District.

[Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd](#)

[SUP2025-001 - Application](#)



Meeting Date: 4/2/2025 at 6:30 PM	Petition Number: SUP2025-001
Project Type:	Commercial/Event Hall
Property Location:	5390 Peachtree Industrial Blvd, Suites 120 and 130
Tax Parcel ID:	6271 439
Petitioner:	Adetokunboh Omishore
Petitioner's Request:	Special Use Permit for an Event Hall in the C-2 zoning district
Recommendation:	Approval

Summary

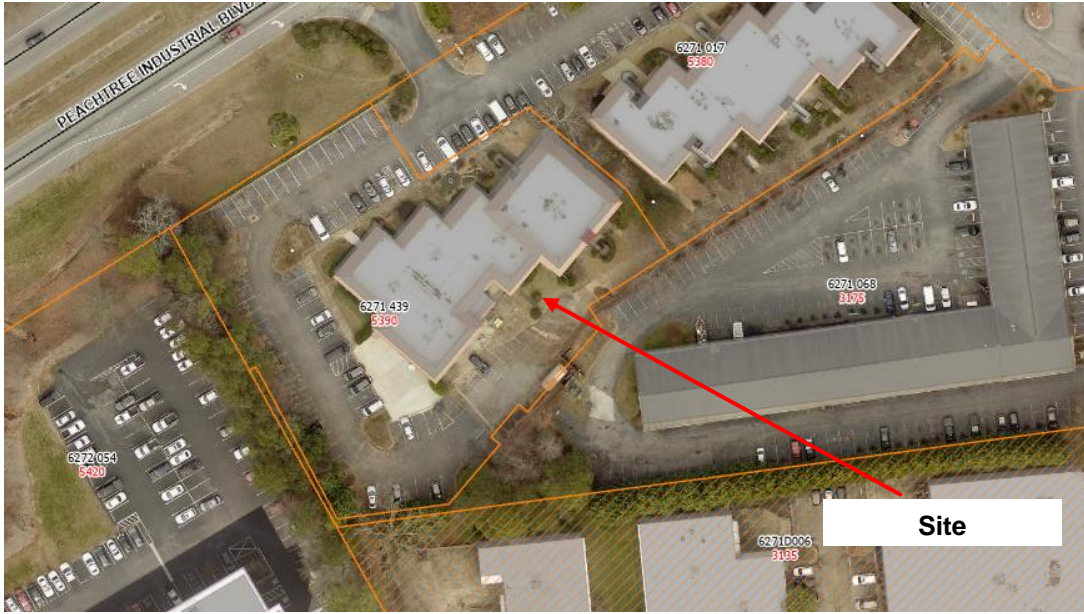
The applicant requests to receive a special use permit to operate an event facility on the first floor of an existing building at 5390 Peachtree Industrial Blvd in suites 120 and 130.

Timeline

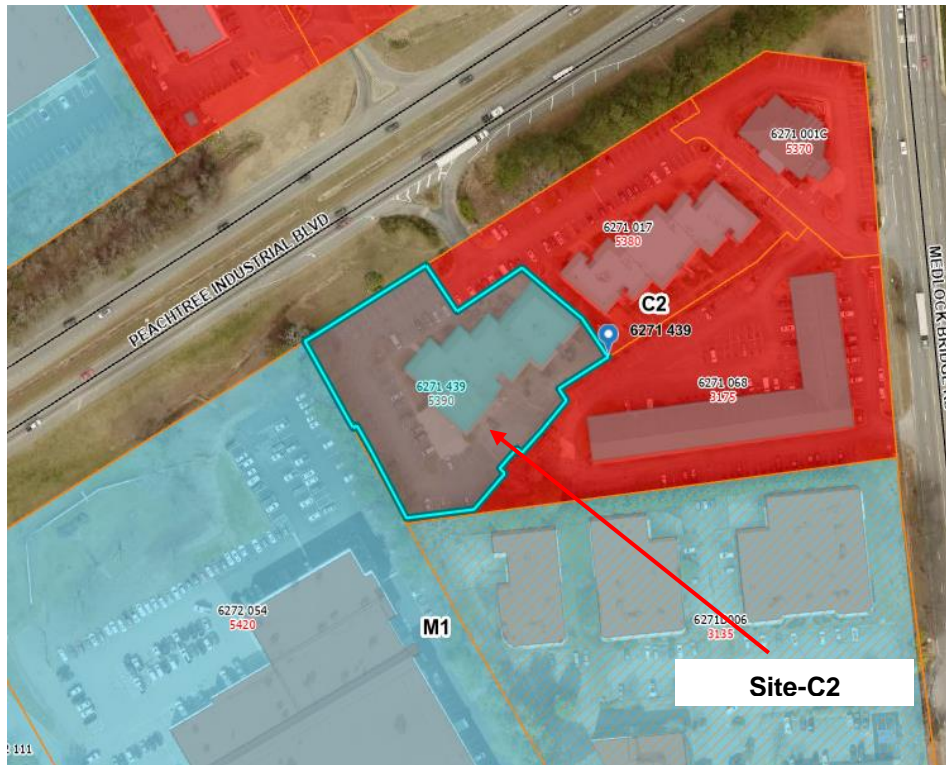
Under the UDO, Section 104-3.B, special use permit applications require the first review to be by the Planning and Zoning Board, followed by Mayor and Council's policy meeting and the Mayor and Council's regular meeting for final action. Below is the proposed schedule of dates.

Board	Meeting Type	Meeting	Meeting Time	Room
P&Z	Hearing	Wednesday, April 2, 2025	6:30 PM	Conference Room 2 nd Floor
M&C	Meeting	Monday, April 21, 2025	6:30 PM	Conference Room 2 nd Floor
M&C	Hearing	Monday, May 5, 2025	6:30 PM	Council Chambers 1 st Floor

Aerial View

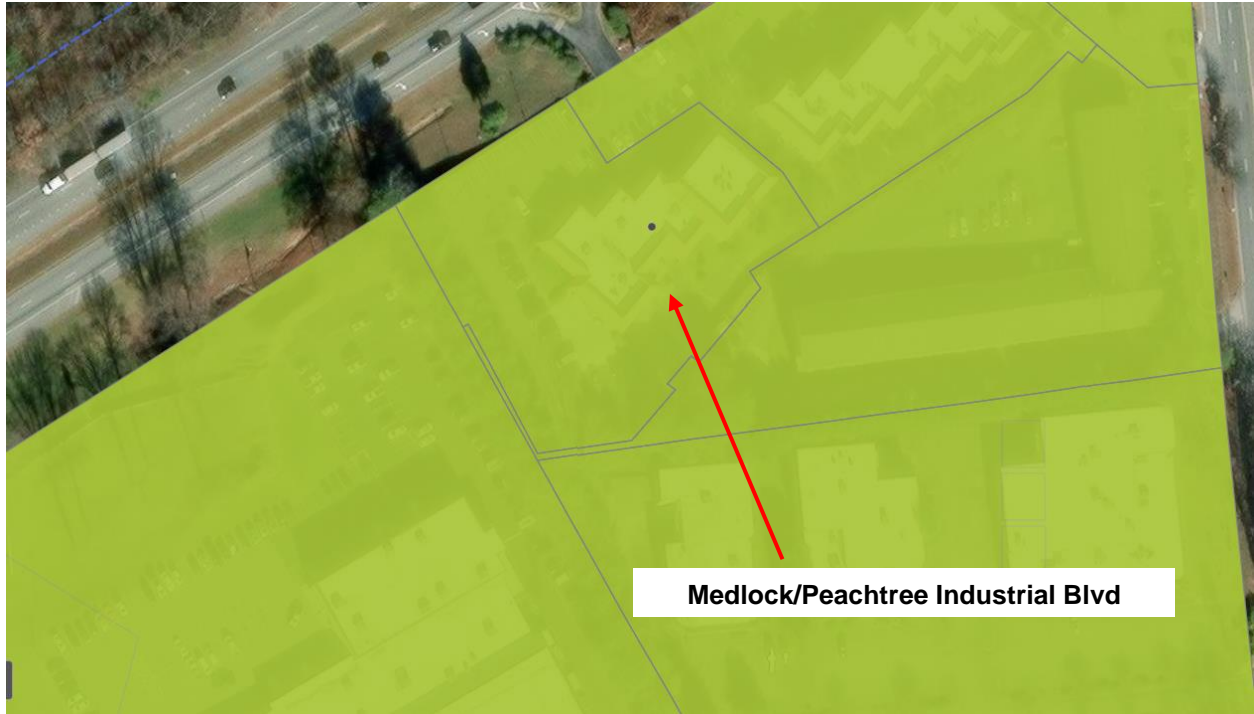


Zoning Map



Attachment: Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

Future Development Map



PROPERTY INFORMATION	
Property Location	5390 Peachtree Industrial Blvd
Acreage:	1.4-acres
Existing Zoning / Land Use	C-2 / General Business
Proposed Zoning / Land Use	C-2 General Business with a Special Use Permit for an Event Hall
Character Area	2-Medlock/Peachtree Industrial Blvd
Existing Lot Dimensions:	Frontage: Approximately 169.36' on Peachtree Industrial Blvd Depth: Approximately 242.97'
Existing Building Dimensions:	Approximately 15,829 SF of gross floor area (gfa)
Topography:	High Point: Southeast corner Low Point: Northwest corner
Elevation:	High Point: 1078 feet Low Point: 1060 feet
Encumbrances:	N/A

Attachment: Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

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	C2 General Business	5395 Peachtree Industrial Blvd	2.53 acres
East	C2 General Business	5380 Peachtree Industrial Blvd	1.32 acres
South	C2 General Business	3175 Medlock Bridge Rd	1.97 acres
West	M1 Light Industry	5420 Peachtree Industrial Blvd	9.55 acres

Applicant’s Request

The applicant, Ade Omishore, seeks to utilize suites 120 and 130 within an existing office building located at 5390 Peachtree Industrial Blvd for a proposed 7,681 square foot event hall and associated offices on 1.39 acres. According to the summary of intent, Suite 120 will be dedicated to leasing of space and offices to businesses and entrepreneurs. Suite 130 will be dedicated to conferences, private catered events such as dinners, anniversaries, seminars, group instruction, and Norcross community events. According to the proposed floor plan, Suite 120 (1,800 square feet) consists of four (4) offices and a conference room that will be available for weekday rentals from 8AM to 6PM. Suite 130 (5,881 square feet) consists of a 4,000 square foot event hall supplemented by two (2) changing rooms, a commercial kitchen, office, and storage. Suite 130 proposed hours of operation are 8AM to 1AM for weekend rentals, and 8AM to 6PM for weekday rentals. Suite 130 will be supervised by a contracted private security company. The subject property has a total of 86 parking spaces, 65 of which are allocated to both suites 120 and 130 and their respective uses. According to UDO section 203-9, the minimum parking spaces required for both suites and their respective uses would be 45 total parking spaces. The application does not specify how many will be in attendance for the proposed events. Final occupancy loads will need to comply with the Gwinnett County Fire Marshal.

Attachment: Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

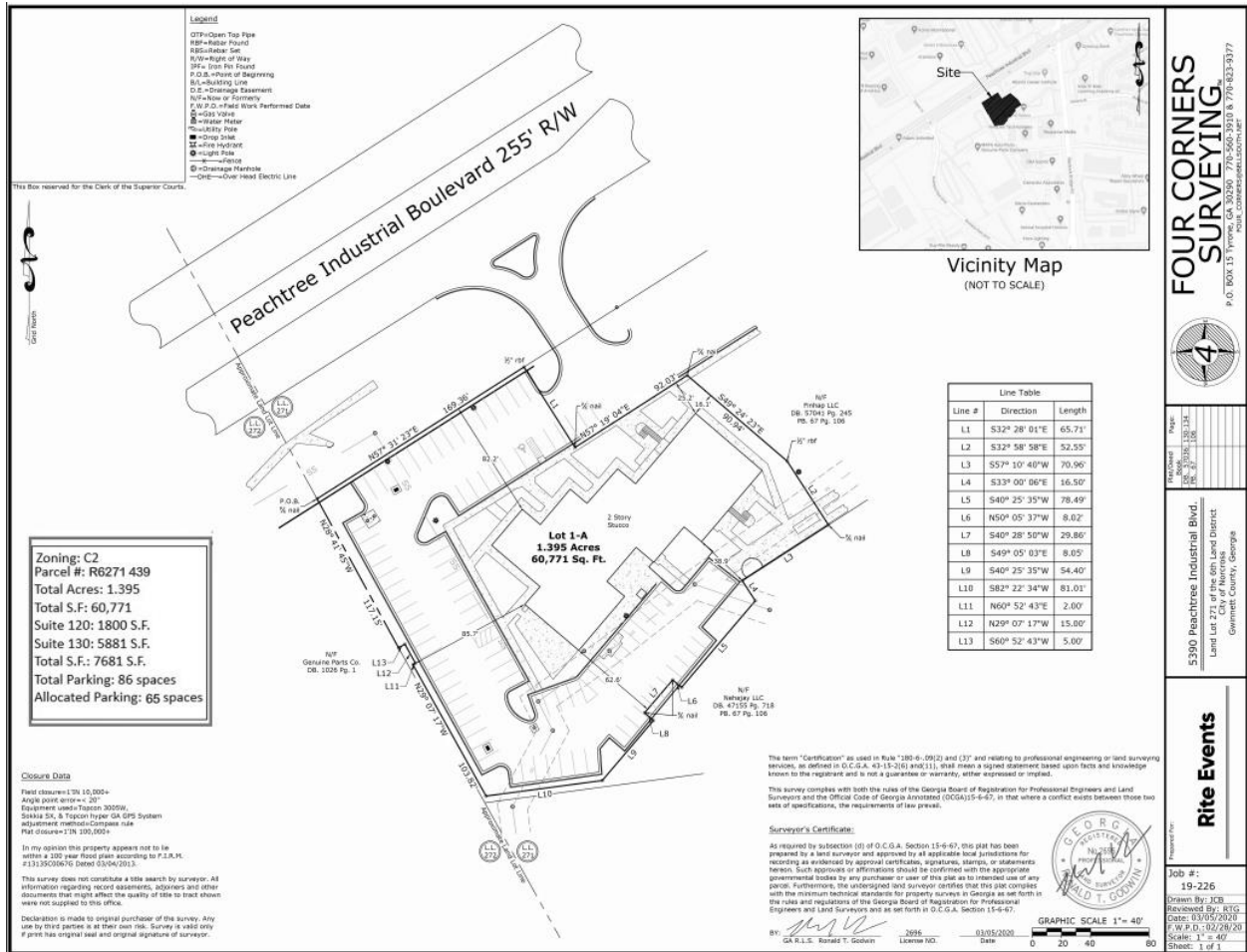
Existing Conditions

The subject property is zoned C-2 (General Business) and is currently developed as a two (2) story office building with 86 parking spaces on 1.395 acres. Most businesses in the building are open Monday through Friday with hours that range from 8am to 5pm. Other uses include a beauty school, physical rehab/optimal spine office, and Namemaker Inc.

Project Description

The applicant seeks a special use permit for an event facility in the C-2 general business zoning district. A site plan of the subject parcel, proposed floor plan, a street view of the subject building, and interior layouts are depicted below for reference.

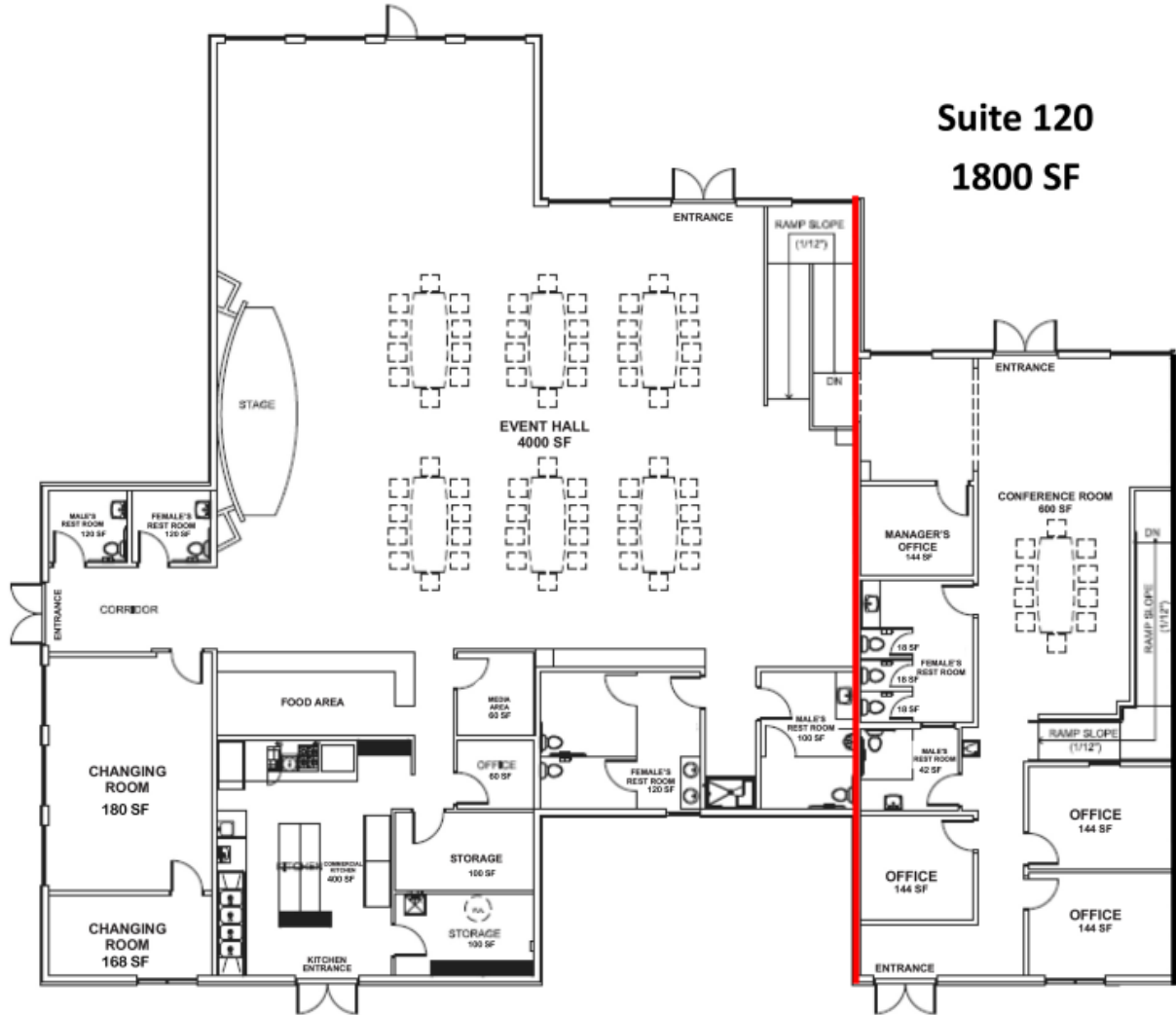
Site Plan



Attachment: Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

Proposed Floor Plan
Suite 130
5881 SF

Suite 120
1800 SF



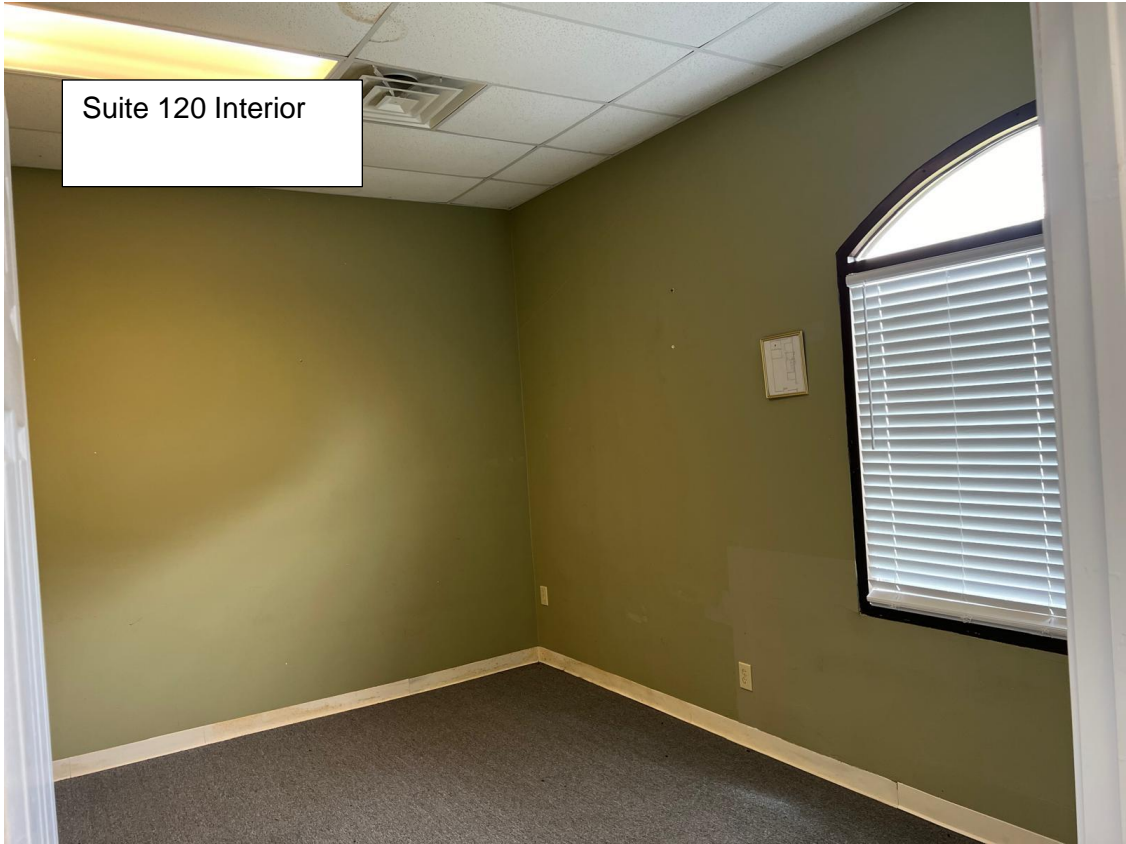
Attachment: Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)



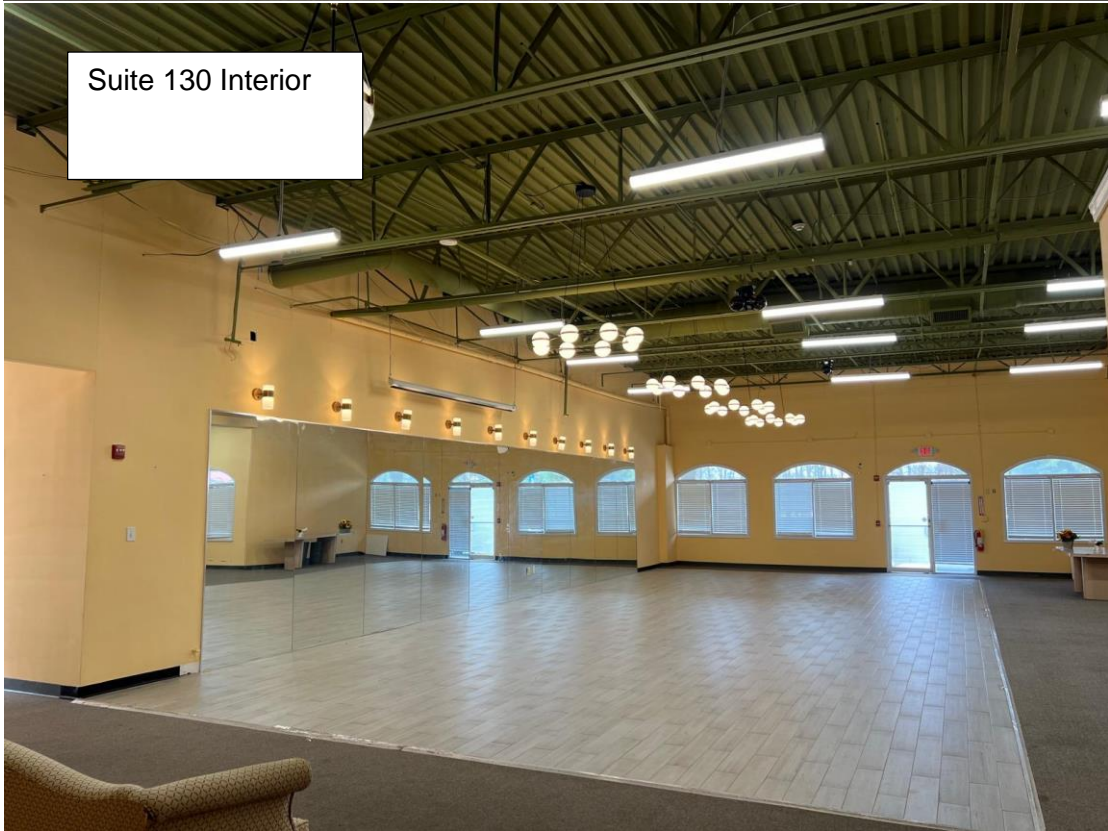
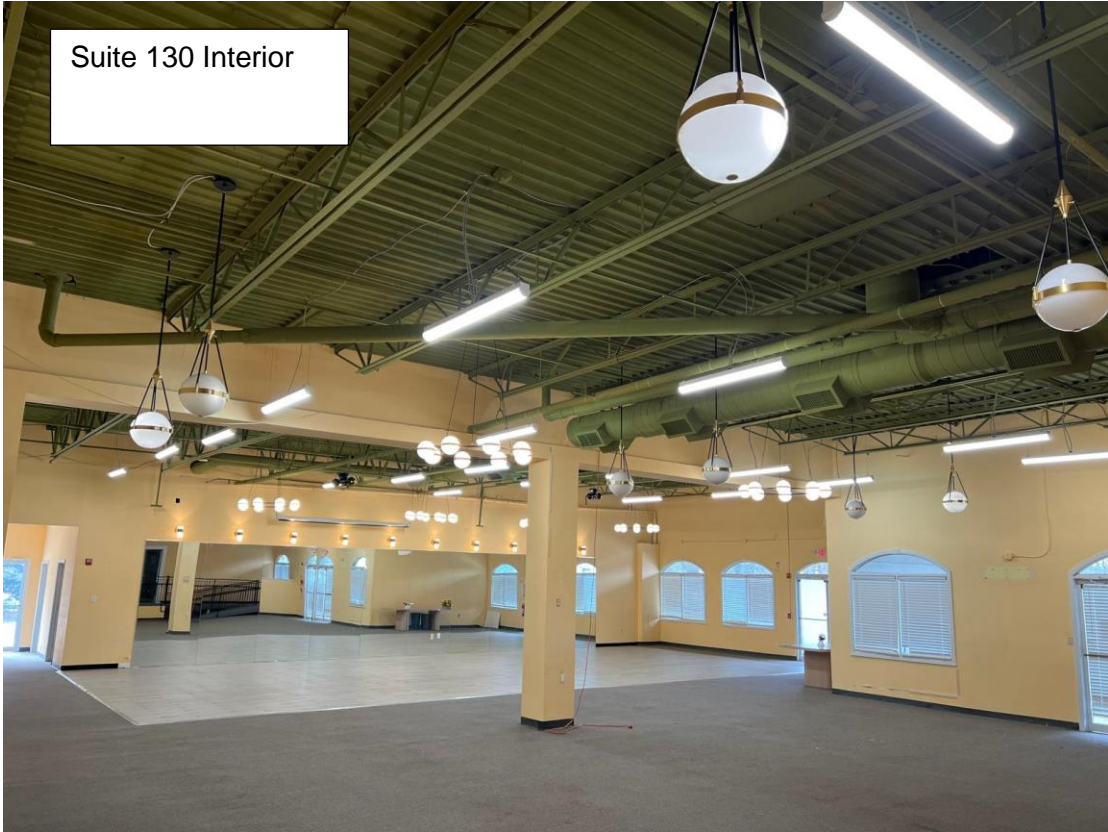
Attachment: Staff Report - SUP2025-001 5390 Peachtree Industrial Blvd (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

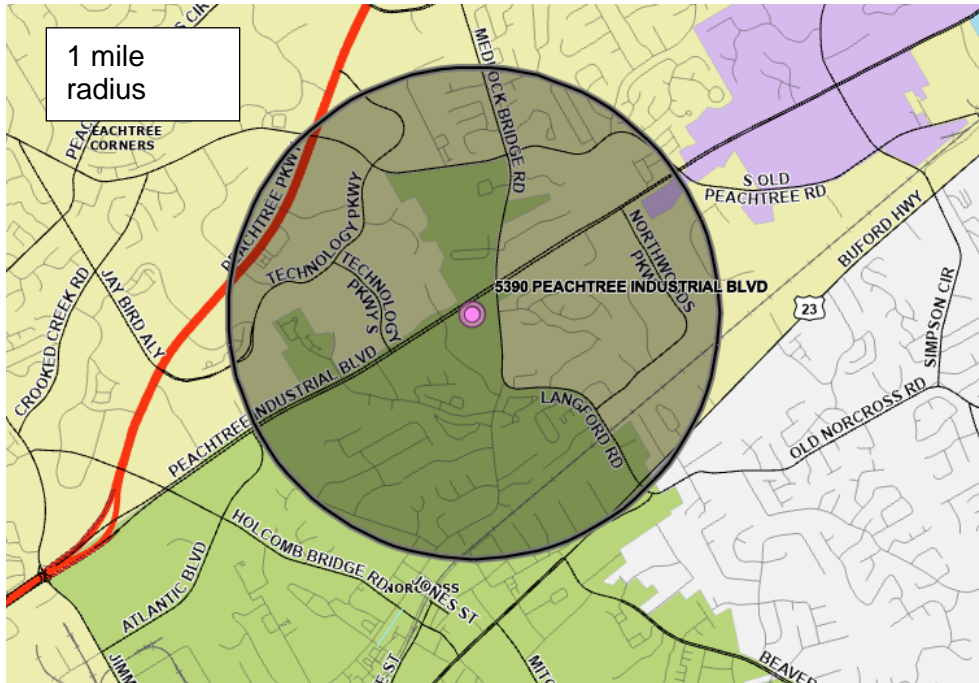


Suite 120 Interior



Suite 120 Interior





ZONING ANALYSIS

Current Zoning

The subject property is zoned C-2, General Business and includes office and personal service uses. To the east is a C-2 property that is also a part of the Medlock Place office complex. Adjacent to the subject property is NAPA Auto Parts to the west and it is zoned M1-Light Industry. To the south is Allround Suites and it is zoned C-2. To the north directly across the street is Motel 6 and it is zoned C-2.

Zoning Request

The C2 general business district is established to provide adequate space in appropriate locations along major streets, thoroughfares and at intersections for various types of business and service uses. These uses should include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. Development of uses in the district characteristically occupies a larger area than in the C1, neighborhood business district because it is intended to serve a greater population and to offer a wider range of goods and services. Orientation and expansion of this district should occur as an increase in depth at major intersections rather than as a strip-like extension along the street or thoroughfare.

Per code section Article 1, Division 4, Section 201-18 (e)(5)(a), an event hall use is considered a special permit use. The proposed office use is permitted by right.

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 parcel falls within Character Area 2, Medlock/Peachtree Industrial Blvd.

A. Land Uses by Character Area

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

Character Area 2, Medlock/Peachtree Industrial Blvd.
Medium Density Residential
Skilled Nursing Facilities (no rehab)
Neighborhood level commercial, studio or office (<5000 sf)
Community level commercial or office (< 50,000 sf)
Regional level commercial or office (>50,000 sf)
Entertainment related commercial
Mixed-use (vertical)
Light industrial and warehousing
Places of assembly
Transportation, Communication, Utilities
Parks and Recreation

B. Policy Goals

Under the policy goals the proposed special use permit meets the following criteria:

- *Policy 1-2: Redevelop and enhance existing commercial and industrial areas.*
- *Policy 2-5: Provide pleasant, accessible public gathering places.*
- *Policy 4-9: Support local entrepreneurs in building future ready businesses.*
- *Policy 6-15: Continue to support local arts and cultural events through the provision of facilities, logistics, and marketing efforts.*

C. Character Area Vision

The Medlock/Peachtree Industrial Blvd. Character Area contains several points that support the vision of area of which the following applies:

- *Encourage location of small businesses and incubators, light industry and offices*

D. Land Use Definition

Places of assembly – meeting place at which the public or membership groups are assembled regularly, including but not limited to schools, places of worship, theatres, auditoriums, funeral homes and stadiums.

Standards Governing the Exercise of Zoning Power

According to Section 103-11, the criteria by which a special use permit 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?

Staff is of the opinion that the request to approve a special use permit for an event hall is consistent and suitable in view of the use and development of the adjacent and nearby properties. The area surrounding the subject parcel is developed with light industrial and commercial uses that are aligned with the proposed event hall use.

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

The proposed project for an event center and associated office space is not anticipated to have any adverse effects on existing uses or usability of nearby properties. The site would have to meet parking standards and all required licensing standards in addition to occupancy limits as determined by the Gwinnett County Fire Marshal. Hours of operation should be restricted to 12 A.M. or a Planning and Zoning board recommended action.

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 as currently zoned, and some suites are occupied, however several of the suites in the building are vacant. The property owner could rent the available space to tenants similar to those who already occupy other spaces on site.

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 Medlock/Peachtree Industrial Blvd. Character Area, which suggests a vision for the area of a *mix of professional and institutional uses*. Both the vision and land use policies support small businesses locating in the character area and in particular community facilities enhancing this area, therefore, the application meets 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.

7) Whether the policies and objectives of the comprehensive plan, particularly in

relationship to the proposed site and surrounding area align and support the proposal.

The policies and objectives of the comprehensive plan, in relationship to the proposed site and surrounding area, aligns and supports the applicant's request. The site is located more than 1,000 feet from any other event facility in the area and surrounding uses are primarily those that close in the early evening. The Comfort Inn and Suites at 5200 Peachtree Industrial Blvd (located in Peachtree Corners) has an approximately 600-square-foot event space for meetings which provides seating for up to 67 people, but it is not the hotel's primary use. Atlanta Marriot Peachtree Corners at 475 Technology Parkway has nine (9) event rooms and a total of 4,894 square feet of event space with their largest space having a capacity of 300. The Comprehensive Plan outlines the vision for this area as one that includes a mix of professional uses specifically calling out community facilities as an appropriate land use. This application supports that vision.

8) Whether the proposal has the potential for adverse impacts on the surrounding area, regarding, but not limited to traffic, storm drainage, land values and compatibility of land use activities.

The proposed use should not have any adverse impact on the surrounding area. Storm drainage is already addressed as the site is already developed. Adjacent businesses in the complex generally will be closed when the event hall use is in operation.

9) In the case of antennae and towers, the proposal will need to meet the standards listed in subsection 202z)(5), special use permits.

This criterion does not apply to this request and is therefore not applicable.

Conclusion

The submitted application meets the comprehensive plan expectations as noted by the previously mentioned appropriate land uses, policy goals, and vision in Section C; the proposed development appears to meet the presented policy goals in Section B and it meets the public assembly definition in Section D.

Recommendation

Staff recommends **approval** of the special use permit for an event center at this location subject to the following condition:

1. Hours of operation to be limited to 8:00 AM to 12:00 AM (midnight) for event hall.

The applicant is reminded that a special use permit can be considered for revocation, after public notice and a public hearing by the Mayor and Council, should it be determined that there are violations of any Norcross Ordinances with respect to the operations of the business.



SPECIAL USE PERMIT APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name: M&T Capital, LLC
 Owner's Address: 1378 Brannan Road
 City: McDonough State: GA Zip Code: 30253
 Phone: _____ Cell Phone: 404-372-5650 Email: daixinzz1030@gmail.com

APPLICANT'S CONTACT INFORMATION

Applicant's Name: Adetokunboh Omishore
 Applicant's Address: 500 Sugar Praire Bend
 City: Lawrenceville State: Ga Zip Code: 30045
 Phone: _____ Cell Phone: 240.603.8598 Email: Riteevents24@gmail.com

PROPERTY LOCATION

Tax Parcel Number(s): R6271 439 Size in Acres: 1.39
 Address(es): 5390 Peachtree Industrial Blvd, Norcross, Ga 30071
 Number of existing structures: 1 Number of parking space 65

PROPOSED USE

Current Zoning: C2 Requested Zoning: Special Use Permit
 Date of Pre-Application Mtg: 2/11/202
 Is the request in conformity with the Current Land Use Plan? Yes No
 Land Use Plan Designation Medlock/Peachtree Industrial Blvd. Character Area

Attachment: SUP2025-001 - Application (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

Proposed Use:

I, Adetokunboh Omishore, am proposing the utilization of Suites 120 and 130 at 5390 Peachtree Industrial Blvd, Norcross, GA 30071. This 7,681 sq. ft. facility is envisioned as a multipurpose venue suitable for both private and business events, as well as co-working spaces. The venue aims to offer affordable rental space for entrepreneurs to host conferences, workshops, meetings, book signings and content creation, etc. Additionally, the center will provide in-house rentals of various popular event items such as Picture stands, Photo backdrops, red carpets/ropes, etc. It will also offer rentals/design of custom banners, signage, and publications, thereby facilitating a one-stop hosting of affordable and professional events.

In Suite 120 (1800 SF), two offices will be dedicated to co-working offices, available for weekday rentals from 8AM to 6PM, for business people and individuals in fields like fashion, technology, Photography, content creation and podcasting.

Suite 130 (5881 SF), the larger space, will be primarily available for weekend rentals from 8AM to 1AM, supervised by a contracted Private uniformed Security Company, throughout the entire event, and weekday rentals from 8AM to 6PM. It will host conferences, private catered events such as dinners and anniversaries, seminars, and dance classes, as well as local Norcross community events.

The venue is situated in an area characterized by a mix of Professional and institutional uses, a dense area of mid-scale retail and offices with medium-density residential areas, currently developed as a two-story building on 1.39 acres with 65 parking spaces. The facility's operations will be in line with the general business development pattern of the area, places of assembly, serving general businesses and hosting private events by reservation in the large gathering space (Suit 130).

This project is expected to bring significant benefits to the City of Norcross without adversely affecting the existing uses or usability of nearby properties. The site complies with all parking standards, licensing requirements, and occupancy limits as determined by the Gwinnett County Fire Marshal, ensuring a positive impact and added value to the local community.

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 and other studies of the impact of the proposed development prepared by a duly licensed engineer 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. A traffic study will be required for all DCD zonings 5 acres and greater.
- 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.

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.

K. Any other information required by the Community Development Department or any other City departments which is deemed necessary or desirable in processing the application which is related to the present or proposed use of the property.

A. Omishore

2/13/2025

Signature of Applicant

Date

CITY USE ONLY. DO NOT WRITE BELOW

Date received: _____ Receipt Number: _____ 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 PROPERTY OWNER OR APPLICANT'S ATTENDANCE AT ALL MEETINGS IS REQUIRED)

Attachment: SUP2025-001 - Application (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

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 Special Use Permit

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;

The request approval for a special use permit for an event center is consistent and suitable in view of the use and development of adjacent and nearby properties. The area in general is developed in a general business development pattern from retail to office spaces and medium density residential. The use of the facility will be by general businesses in the business space and reservation only for private events in the larger gathering space, which is in keeping with the general development pattern for the area.

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

This proposed project for an event hall/office space is expected to bring significant benefits to the City of Norcross without adversely affecting the existing uses or usability of nearby properties. The site complies with all parking standards, licensing requirements, and occupancy limits as determined by the Gwinnett County Fire Marshal, ensuring a positive impact and added value to the local community.

- 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 as zoned and occupied currently. The applicant could rent the available office space to tenants like those who already occupy other spaces on site.

- 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 applicant 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 Medlock/Peachtree Industrial Blvd Character Area, which is intended as a mix of professional and institutional uses that has convenient access to I-85, is supportive of a major transit hub and celebrates the cultural diversity of the area.

- 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.

- 7) Whether the policies and objectives of the Comprehensive Plan, particularly in relationship to the proposed site and surrounding area align and support the proposal;

The policies and objectives of the comprehensive plan, in relationship to the proposed site and surrounding area, aligns and supports the applicant’s request. The site is located more than 500sf from any other event facility in the area. In addition, evening hours will be required, there will be contracted uniformed security company throughout the entire event to provide an extra level of Safety for Patrons. The location of the event center is proposed for the front building closest to Peachtree Industrial Blvd.

- 8) Whether the proposal has the potential for adverse impacts on the surrounding area, regarding but not limited to traffic, storm drainage, land values and compatibility of land use activities.

The proposed use has two existing commercial grade driveways that serve the subject site to facilitate the traffic into and out of the site, storm drainage is already addressed as the site is already developed. There are no staff concerns for land values or compatibility of land use activities relative to the proposed use of the site.

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.

A. Omishore
2/13/2025

SIGNATURE OF APPLICANT DATE

Adetokunboh Omishore

TYPE OR PRINT NAME AND TITLE

Attachment: SUP2025-001 - Application (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)

SIGNATURE OF APPLICANT'S REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE ATTORNEY OR

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)

Adetokunboh Omishore

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)
N/A	N/A	N/A

Attach additional sheets if necessary to disclose or describe all contribution

Attachment: SUP2025-001 - Application (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)



Ownership Affidavit & Designation of Agent

I. Ownership.

I, _____, 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: _____

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

Print Name: _____
 Address: _____
 Phone #: _____

• Corporation/LLC

Print Corporation/LLC Name _____

By: _____
Signature

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

• Partnership

Print Partnership Name _____

By: _____
Signature

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

• Government Entity

Print Government Name _____

By: _____
Signature

Print Name: _____
 Title: _____
 Department: _____

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

• 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 _____

Print Notary Name _____

NOTARY STAMP:

My commission expires: _____

Identification Method: _____ Personally known.
 _____ Produced I.D. – Type: _____

Attachment: SUP2025-001 - Application (25-7279 : SUP2025-001 5390 Peachtree Industrial Blvd)