

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

**Wednesday, May 28, 2025
6:30 PM**

2nd Floor Conference Room

Historic Preservation Commission

Gene Ramsay, Chairman

Chuck Kays, Vice Chair

Ashley Lyons

Pam Hopper

Mark Ward

- A. Call to Order**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- B. Approval of Previous Meetings Minutes**
[Historic Preservation Commission - Historic Preservation Commission - Mar 26, 2025, 6:30 PM](#)
- C. Old Business**
- D. New Business**
1. [25-7334](#) **COA2025-011 80 Wingo St**
Upgrades to exterior façade.

[COA2025-011 80 Wingo Staff Report](#)

[COA2025-011 80 Wingo Application](#)

[COA2025-011 80 Wingo CoA HPC Building Plans V2 4-13-25](#)

[COA2025-011 80 + 94 Wingo Site Plan V2 4-13-25](#)

[COA2025-011 80 Wingo Survey + Legal Description V1 4-13-25](#)
2. [25-7335](#) **COA2025-012 94 Wingo St**
Upgrades to exterior façade.

[COA2025-012 94 Wingo Staff Report](#)

[COA2025-012 94 Wingo Certificate of Appropriateness HPC v2 - Full EXE 4-14-25](#)

[COA2025-012 94 Wingo COA HPC Building Plans V3 4-13-25](#)

[COA2025-011 80 + 94 Wingo Site Plan V2 4-13-25](#)

[94 Wingo Survey + Legal Description V1 4-13-25](#)
- E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**
- F. Adjourn**

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Wednesday, March 26, 2025
6:30 PM

2nd Floor Conference Room

Historic Preservation Commission

Gene Ramsay, Chairman

Ashley Lyons

Pam Hopper

Chuck Kays

Mark Ward

Minutes Acceptance: Minutes of Mar 26, 2025 6:30 PM (Approval of Previous Meetings Minutes)

A. Call to Order

Attendee Name	Title	Status	Arrived
Gene Ramsay	Chairman	Present	
Ashley Lyons	Board Member	Present	
Pam Hopper	Board Member	Present	
Chuck Kays	Board Member	Present	
Mark Ward	Board Member	Present	

Historic Preservation Commission was called to order at 6:30 PM by

B. Approval of Previous Meetings Minutes

a. Historic Preservation Commission - Historic Preservation Commission - Feb 26, 2025 6:30 PM

The case was presented by City of Norcross Staff Member Jalia Killings, Planner, GIS-Sustainability.

At the previous meeting on February 26, 2025, the HPC voted to table the case until the next meeting, March 26, 2025 contingent that the applicant, George Popivanov, provided the updated information regarding the project. The applicant provided the additional requests, however, (1) site plan had door on the side, instead of a central door as proposed, and (2) the applicant also submitted new elevations days prior to the meeting with railings around the perimeter of the rooftop that could not be voted on because submission was after the deadline for review.

Staff Member Killings gave a brief overview of the project, discussing the start of the project, the unpermitted changes made to the project, and a recap of the previous meeting where the case was tabled. Staff gave the recommendation of approval with conditions, which included the removal of the rooftop structures, due to failure of the rooftop being constructed without proper communication or permits required for construction, as well as due to its contrast to the City's Comprehensive Plan and Architectural Standards, specifically guideline 2.1.3.

Staff also noted the following changes that need to be made to the agenda report

- recommendations 9 and 10 could be omitted; and
- pages 52 and 53 with rear design renderings are no longer relevant to the application
- page 10 of the agenda report, "COA025-052" should be "COA2024-052"

Regarding the paper fiber cement called out on the rear elevation, the applicant explained that it will be inside the rooftop "deck" and will be white/off white in color, while the outside will be brick as discussed.

Regarding the flagpole, staff expressed that City of Norcross staff was not interested in taking responsibility for the flag and flag pole; Project owner expressed that the original flagpole was in bad shape and would be high (minimum of 20 ft) and was not interested in taking responsibility in raising and lowering the flag. The consensus of the HPC was to omit flag and flag pole specifications from approval conditions.

The HPC reviewed each of the discussion listed items as well as the light fixtures and awnings submitted by the applicant. The results are below. Discussion items #11 and #12 were not voted on.

Motion to approve Discussion Item #1 "Front façade: Windows have been revised to two large storefront type windows with a central door"

RESULT: APPROVED [UNANIMOUS]

MOVER: Vice Chair Kays

Minutes Acceptance: Minutes of Mar 26, 2025 6:30 PM (Approval of Previous Meetings Minutes)

SECONDER: Board member Hopper
AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #2 “Front façade: First floor color revised [to SW7605, Gale Force]” (navy blue)

RESULT: APPROVED [UNANIMOUS]

MOVER: Board member Ward

SECONDER: Board member Lyons

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #3 “Front façade: Second floor windows have been revised to a 9 pane window vs the original 16 pane windows.”

RESULT: APPROVED [UNANIMOUS]

MOVER: Board member Lyons

SECONDER: Vice Chair Kays

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #4 “Rear facade: Large rear window has been revised to a rectangular storefront type window with an additional exit door added.

RESULT: APPROVED [UNANIMOUS]

MOVER: Board member Hopper

SECONDER: Vice Chair Kays

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #5 “Rear facade: Color of brick revised to SW 9582 “white sand” instead of red brick.”

RESULT: APPROVED [UNANIMOUS]

MOVER: Board member Ward

SECONDER: Board member Lyons

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #6 “Rear facade: Railing design [on second floor shall have double top as shown in photo in staff report”

RESULT: APPROVED [UNANIMOUS]

MOVER: Vice Chair Kays

SECONDER: Board member Ward

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #7 “Rear facade: Exterior stair has been removed and replaced by an interior stair.”

RESULT: APPROVED [UNANIMOUS]

MOVER: Vice Chair Kays

SECONDER: Board member Lyons

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve Discussion Item #8 “Rear façade: Exterior planters at rear ground floor level. [If planters are used, they shall be black, dark gray, or similar.; Planters and outdoor seating area shall not encroach the right-of-way]”

RESULT: APPROVED [UNANIMOUS]

MOVER: Board member Hopper

SECONDER: Board member Ward

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve discussion item #9 “Rear façade: Patio Seating [If planters are used, they shall be black, dark gray, or similar; Planters and outdoor seating area shall not encroach the

right-of-way.]

RESULT: APPROVED [UNANIMOUS]

MOVER: Board member Lyons

SECONDER: Board member Hopper

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve discussion item #10 "Rooftop terrace of existing [roof] and new pergola structure" where front stair structure shall not be seen from the front façade (S Peachtree St.).

MOVER: Board member Ward

SECONDER: Board member Hopper

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve discussion item #13 "Light fixtures [that will be sconces as in submittal]"

RESULT: APPROVED [UNANIMOUS]

MOVER: Vice Chair Kays

SECONDER: Board member Ward

AYES: Ramsay, Lyons, Hopper, Kays, Ward

Motion to approve discussion item #14 "Awning [that will be black on front façade as shown in submittal]"

RESULT: APPROVED [UNANIMOUS]

MOVER: Chair Ramsay

SECONDER: Board member Hopper

AYES: Ramsay, Lyons, Hopper, Kays, Ward

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ashley Lyons, Board Member
SECONDER:	Mark Ward, Board Member
AYES:	Ramsay, Lyons, Hopper, Kays, Ward

C. Old Business

D. New Business

- 1. **25-7229: Coa2024-052 67 South Peachtree Street**

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

F. Adjourn

The meeting was closed at 7:33 PM

Minutes Acceptance: Minutes of Mar 26, 2025 6:30 PM (Approval of Previous Meetings Minutes)



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#: 25-7334 **Version:**

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

File Created: 5/19/2025 **In Control:** Historic Preservation Commission

On Agenda: 5/28/2025 6:30 PM **Status:** Scheduled

Title: COA2025-011 80 Wingo St

Sponsors:

Code Sections:

Attachments:

1. [COA2025-011 80 Wingo Staff Report](#)
2. [COA2025-011 80 Wingo Application](#)
3. [COA2025-011 80 Wingo CoA HPC Building Plans V2 4-13-25](#)
4. [COA2025-011 80 + 94 Wingo Site Plan V2 4-13-25](#)
5. [COA2025-011 80 Wingo Survey + Legal Description V1 4-13-25](#)

Title
COA2025-011 80 Wingo St

Drafter
Jalia Killings



Meeting Date: 05/28/2024 at 6:30 PM

Petition Number: COA2025-011

Project Type: Historic Mixed-Use

Property Location: 80 Wingo Street

Tax Parcel ID: 6254 193

Petitioner: Jim Eyre

Petitioner's Request: Upgrades to exterior façade

Vicinity Map:



Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

City of Norcross Historic Preservation Commission
Meeting for May 28, 2025 at 6:30 PM

Site Description:

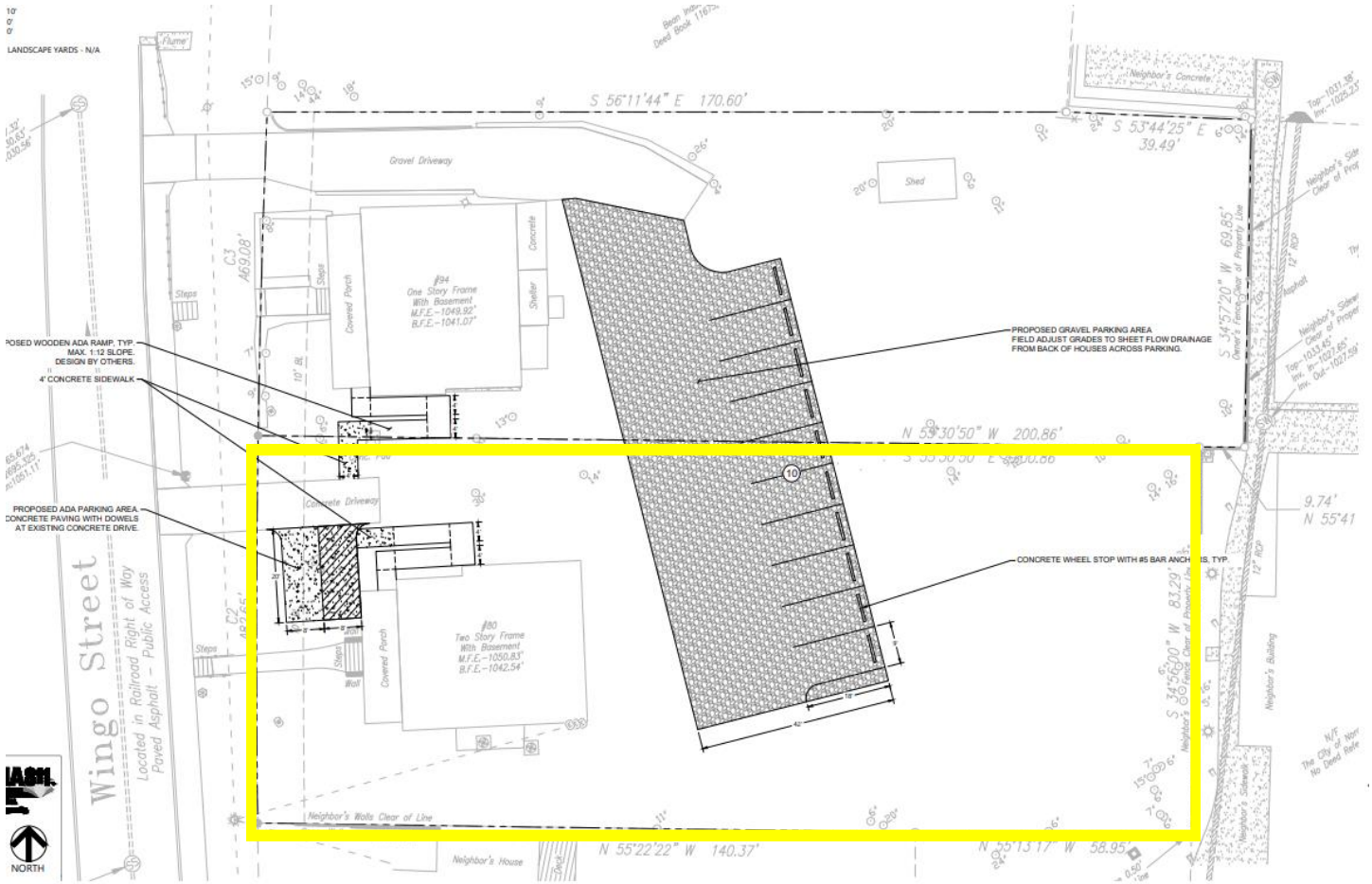
80 Wingo Street is in the Town Center Character Area and is situated within the Local Historic District. The property is zoned Historic Mixed-Use (HX). The parcel extends between Wingo Street and the rear of Norcross City Hall. According to the Gwinnett County Tax Assessor's Office, this property was constructed in 1900, is two stories with a basement, and was acquired by the Norcross Downtown Development Authority in 2024.

Petition:

The applicant is seeking to make upgrades and restore the historic property with the following:

1. Painting exterior façade to match existing
2. New gutters/downspouts to match existing
3. New windows to match existing to match existing
4. New roof to match existing

Site Plan:



ZONING DATA

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

USE RETAIL & MISC PARKING
 SITE AREA 0.72 AC

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

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

SETBACKS
 FRONT 10'
 SIDE 0'
 REAR 0'

BUFFERS, DISSIMILAR BUFFERS, LANDSCAPE YARDS - N/A

PARKING SUMMARY

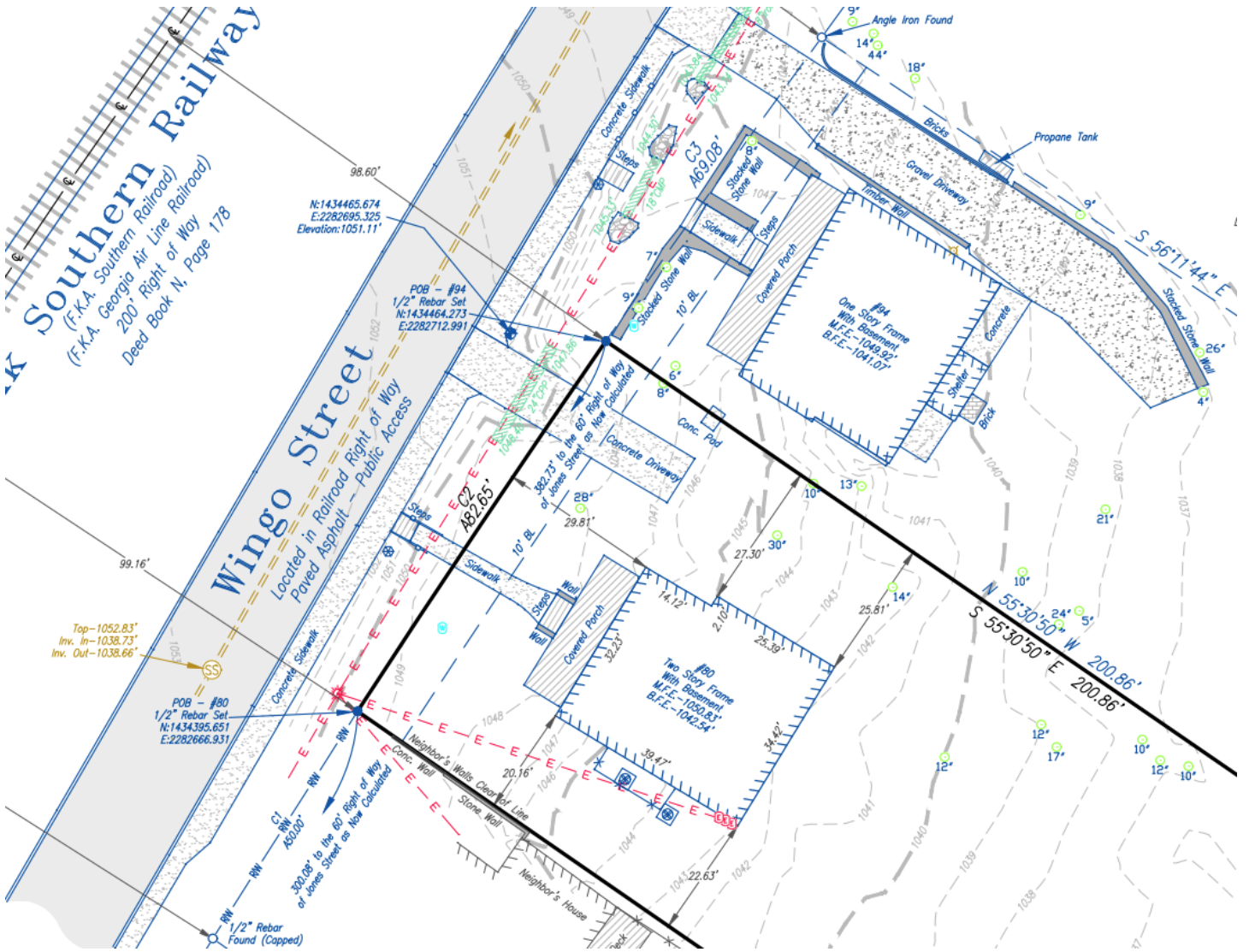
80 WINGO ST FLOOR AREA 1350 SF
 94 WINGO ST FLOOR AREA 1300 SF
 TOTAL FLOOR AREA 2650 SF

REQUIRED PARKING 7 SPACES (1 PER 400 SF)
 PROVIDED PARKING 11 SPACES
 REQUIRED ADA PARKING 1 SPACE (1 VAN)
 PROVIDED ADA PARKING 1 SPACE (1 VAN)



Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Survey



Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Existing Conditions (Front Façade):

The photo below shows the existing conditions for the front of the property (Photo taken by Staff)



Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Existing Conditions (Left Façade)

The photo below shows the existing conditions for the left façade of the property (Photo taken by Staff)



Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Existing Conditions (Right Façade)

The photo below shows the existing conditions for the right facade of the property (Photo taken by Staff)



Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Existing Conditions (Rear Façade)

The photo below shows the existing conditions for the rear facade of the property (Photo taken by Staff)









Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Front Elevation



1 **EXISTING FRONT**
1/4" = 1'-0"

EXISTING EXTERIOR WALLS TO BE PAINTED WITH SAME COLOR; WINDOWS TO BE REPLACED WITH SAME SIZE/MULLION PATTERN/COLOR

ELEVATION NOTES	
1. (ENTER TYPICAL ELEVATION NOTES)	
EXTERIOR MATERIAL LEGEND	
	8" HORIZONTAL CEMENTATIOUS SIDING BOARD
	CEDAR SHAKE SIDING
	ASPHALT SHINGLES
	SIDING TRIM - WHITE
	FASCIA & FRIEZE - WHITE
	STONE VENEER







Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Left Elevation



1 **EXISTING LEFT-SIDE**
1/4" = 1'-0"

EXISTING EXTERIOR WALLS TO BE PAINTED WITH SAME COLOR; WINDOWS TO BE REPLACED WITH SAME SIZE/MULLION PATTERN/COLOR







ELEVATION NOTES	
1. (ENTER TYPICAL ELEVATION NOTES)	
EXTERIOR MATERIAL LEGEND	
	8" HORIZONTAL CEMENTATIOUS SIDING BOARD
	CEDAR SHAKE SIDING
	ASPHALT SHINGLES
	SIDING TRIM - WHITE
	FASCIA & FRIEZE - WHITE
	STONE VENEER

Right Elevation



2 EXISTING RIGHT
1/4" = 1'-0"







80 WINGO STREET
PARCEL 6254-193

ELEVATION NOTES	
1. (ENTER TYPICAL ELEVATION NOTES)	
EXTERIOR MATERIAL LEGEND	
	8" HORIZONTAL CEMENTATIOUS SIDING BOARD
	CEDAR SHAKE SIDING
	ASPHALT SHINGLES
	SIDING TRIM - WHITE
	FASCIA & FRIEZE - WHITE
	STONE VENEER

Rear Elevation



2 EXISTING REAR
1/4" = 1'-0"

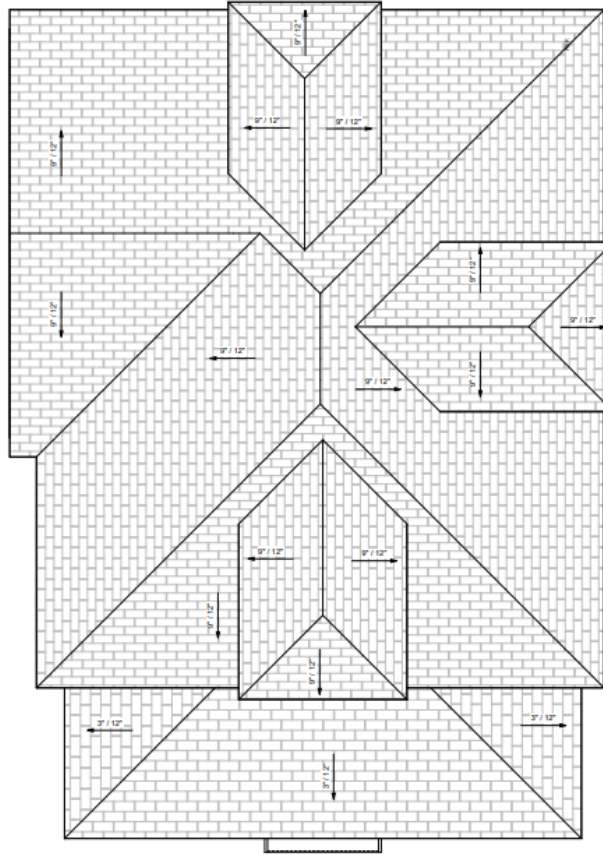
ELEVATION NOTES	
1. (ENTER TYPICAL ELEVATION NOTES)	
EXTERIOR MATERIAL LEGEND	
	8" HORIZONTAL CEMENTATIOUS SIDING BOARD
	CEDAR SHAKE SIDING
	ASPHALT SHINGLES
	SIDING TRIM - WHITE
	FASCIA & FRIEZE - WHITE
	STONE VENEER

Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Roof

FLOOR PLAN NOTES

1. ALL DIMENSION LINE ARE TO THE FACE OF THE EXTERIOR STUD.



EXISTING ROOF TO BE REPLACED WITH LIKE KIND ASPHALT SHINGLES

1 EXISTING ROOF
3/8" = 1'-0"

80 WINGO STREET
PARCEL 6254-193

Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Colors



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM

Façade and sides

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor	MATCH EXISTING	
Primary Façade: Second Floor	MATCH EXISTING	
Primary Façade: Third Floor	N/A	
Left Side: First Floor	MATCH EXISTING	
Left Side: Second Floor	MATCH EXISTING	
Left Side: Third Floor	MATCH EXISTING	
Left Side: Basement	MATCH EXISTING	
Right Side: First Floor	MATCH EXISTING	
Right Side: Second Floor	MATCH EXISTING	
Right Side: Third Floor	N/A	
Right Side: Basement	MATCH EXISTING	
Rear: First Floor	MATCH EXISTING	
Rear: Second Floor	MATCH EXISTING	
Rear: Third Floor	N/A	
Rear: Basement	MATCH EXISTING	

Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Colors



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

COLOR AND MATERIAL PLACEMENT ADDENDUM


Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry	MATCH EXISTING	
Garage Doors	N/A	
Trim	MATCH EXISTING	
Mortar	MATCH EXISTING	
Gutters	WHITE	
Corner Board	MATCH EXISTING	
Railings	MATCH WALL PAINT	
Windows	MATCH EXISTING	
Window Sills	MATCH EXISTING	
Window Muntin/Mullion	MATCH EXISTING	
Columns	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	

Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Colors

Color > White Paint Colors > SW 7008 Alabaster



SW 7005 SW 7008 SW 7566 SW 7570 SW 7634 SW 7647





April 2022 Color of the Month
SW 7008

Alabaster

FULL DETAILS ▾

When you want the brightness of a white without sacrificing a warm coziness, try this soft, warm but balanced white. And turn up the peaceful.

Get this color in a:

-  Color Sample
-  Paint Sample
-  Interior Paint
-  Exterior Paint



BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

EXTERIOR

Attachment: COA2025-011 80 Wingo Staff Report (25-7334 : COA2025-011 80 Wingo St)

Colors

Staff requested, but did not receive color code(s) for the following rear basement exterior prior to submittal:



Discussion items:

1. Painting exterior façade to match existing
2. New gutters/downspouts to match existing
3. New windows to match existing to match existing
4. New roof to match existing
5. Should applicant shall include a plaque installed on the front of the building to be consistent with other downtown properties utilized for commercial business.

Recommendations:

Staff recommends approval with the following conditions:

1. Applicant shall correct or modify and submit any outstanding, missing or inconsistent documentation, which may require submitting a separate Certificate of Appropriateness application to be reviewed by the HPC and/or Staff at a later date. Staff noted additional proposed changes to the front façade not explicitly listed in the application that will need to be reviewed for approval.
2. The applicant shall conform to the elevations in terms of design, materials, and color submitted as part of this application.
3. 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 is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Historic Preservation Commission approval.
4. Any changes from the Historic Preservation Commission approved component shall follow established procedures and may require additional public hearings.
5. A final Historic Preservation Commission inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

PROPERTY OWNER'S INFORMATION

Owner's Name: Downtown Development Authority of the City of Norcross
 Owner's Address: 65 Lawrenceville Street
 Suite: _____ City: Norcross State: GA Zip Code: 30071
 Phone: 770-856-3211 Cell Phone: 770-856-3211 Email: jamesaeyre@gmail.com

APPLICANT'S CONTACT INFORMATION

Owner's Name: Downtown Development Authority of the City of Norcross
 Owner's Address: 65 Lawrenceville Street
 Suite: _____ City: Norcross State: GA Zip Code: 30071
 Phone: 770-856-3211 Cell Phone: 770-856-3211 Email: jamesaeyre@gmail.com

PROPERTY LOCATION

Tax Parcel Number(s): 6254-193 Size in Acres: 0.381 acres
 Address(es): 80 Wingo Street, Norcross, GA 30071
 Number of existing structures: One (1)

DESCRIPTION OF PROJECT

Project Type Residential Commercial Industrial Other project.
 Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed. _____
 Provide new roof, gutters/downspouts, paint and windows in same size and configuration to match existing. No changes are proposed to the exterior of the structure except to repair/replace deferred maintenance to bring the exteriors back to a like new condition. All proposed changes can be approved administratively per 104-7.(C)(1). _____

STATEMENT

Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Historic Preservation Commission, Board of Appeals or Board of Planning and Zoning within the last 24 months? Yes No If yes, please list the board and reference number: Reviewed for Acquisition in 2024.
 City Council agenda item 24-7157 on 11/5/24; DDA agenda item C.a.(1) on 10/30/24

REQUIRED ATTACHMENTS

Landscape Plan (copies: 1 full size) An electronic version (pdf) Vicinity Map Legal description
 Material and Color Samples (x2) Architectural elevations (1 full size) Floor plans for each level (1 full size)
 Scaled site plan showing existing and proposed improvements. (1 full size) Completed Application

OWNER'S SIGNATURE

Jim Eyre 4/13/25
 Signature Date

CITY USE ONLY. DO NOT WRITE IN THIS BOX.

Date received: _____ Receipt Number: _____ Application Number: _____ Fee Paid \$ _____

Foundation Type: (Circle One)

DEADLINE AND HEARING SCHEDULE

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

Attachment: COA2025-011 80 Wingo Application (25-7334 : COA2025-011 80 Wingo St)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

Slab	Crawl Space	Basement
Building Dimensions:		
Width: 35'	Length: 40'	Height:* 27'
Area Dimensions:		
First Floor: 1,303SF (Existing)	Second Floor: 665SF (Existing)	Third Floor: N/A
Basement** : 1,300SF (Unfinished)	Front Porch: 240SF	Rear Porch: N/A
Patio: N/A	Garage: N/A	
Primary Roof System: (Circle One)		
Gable	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch: Varies; See Roof Plan		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each page:		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site and Landscape Plan information to be included on each page:		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		

Attachment: COA2025-011 80 Wingo Application (25-7334 : COA2025-011 80 Wingo St)

DEADLINE AND HEARING SCHEDULE

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM

Façade and sides

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor	MATCH EXISTING	
Primary Façade: Second Floor	MATCH EXISTING	
Primary Façade: Third Floor	N/A	
Left Side: First Floor	MATCH EXISTING	
Left Side: Second Floor	MATCH EXISTING	
Left Side: Third Floor	MATCH EXISTING	
Left Side: Basement	MATCH EXISTING	
Right Side: First Floor	MATCH EXISTING	
Right Side: Second Floor	MATCH EXISTING	
Right Side: Third Floor	N/A	
Right Side: Basement	MATCH EXISTING	
Rear: First Floor	MATCH EXISTING	
Rear: Second Floor	MATCH EXISTING	
Rear: Third Floor	N/A	
Rear: Basement	MATCH EXISTING	

Attachment: COA2025-011 80 Wingo Application (25-7334 : COA2025-011 80 Wingo St)

DEADLINE AND HEARING SCHEDULE

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

COLOR AND MATERIAL PLACEMENT ADDENDUM

Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry	MATCH EXISTING	
Garage Doors	N/A	
Trim	MATCH EXISTING	
Mortar	MATCH EXISTING	
Gutters	WHITE	
Corner Board	MATCH EXISTING	
Railings	MATCH WALL PAINT	
Windows	MATCH EXISTING	
Window Sills	MATCH EXISTING	
Window Muntin/Mullion	MATCH EXISTING	
Columns	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	

Attachment: COA2025-011 80 Wingo Application (25-7334 : COA2025-011 80 Wingo St)

DEADLINE AND HEARING SCHEDULE

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



Ownership Affidavit & Designation of Agent

I. Ownership.

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

Parcel I.D. Number(s) 6524-193

Location address: 80 Wingo Street, Norcross, GA 30071

for which this Application is submitted.

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

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

Individual

Corporation/Limited Liability Company (LLC)

Partnership

Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

Secretary of State Registration Number: N/A

Name/Address of Registered Agent: Jim Eyre, Chairman

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: Jim Eyre, Chairman, Downtown Development Authority of the City of Norcross

Address: 65 Lawrenceville Street, Norcross GA 30071

Contact Person: Jim Eyre

Telephone No.: 770-856-3211

III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

N/A

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

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Corporation/LLC

Print Corporation/LLC Name _____

By: _____
Signature

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

• Partnership

Print Partnership Name _____

By: _____
Signature

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

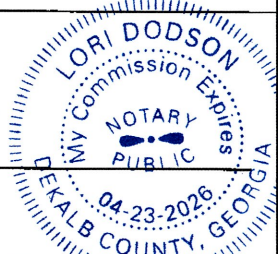
• Government Entity

Downtown/Development Authority of the City of Norcross

Print Government Name _____

By: _____
Signature

Print Name: Jim Eyre
Title: Chairman
Department: Downtown Development Authority of the City of Norcross

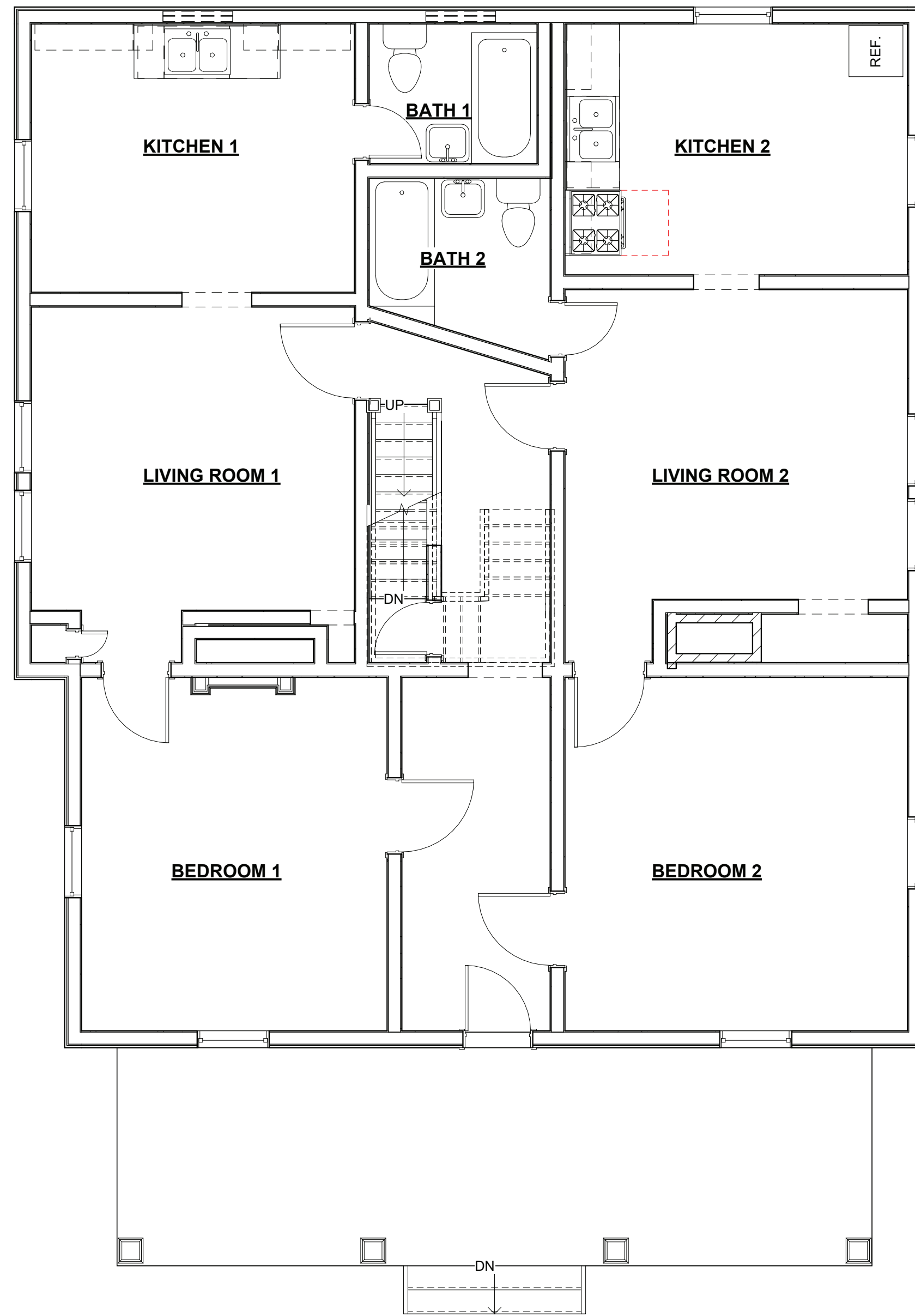
NOTARY INFORMATION (Please use appropriate block.)		
STATE OF <u>GEORGIA</u> COUNTY OF _____		
<p>• Individual</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p>	<p>• Corporation/LLC</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ of _____, a _____ (State) corporation/LLC, on behalf of the corporation/LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.</p>	<p>• Partnership</p> <p>Before me, this _____ day Of _____, 20____, personally appeared _____ partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.</p>
<p>• Government Entity</p> <p>Before me, this 14th day of April, 2024, personally appeared Jim Eyre as Chairman and on behalf of Downtown Development Authority of the City of Norcross, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p>		
<p>Signature of Notary <u>Lori Dodson</u></p> <p>Print Notary Name</p>	<p>NOTARY STAMP:</p> <p>My commission expires: <u>04/23/2026</u></p> <p>Identification Method: <input checked="" type="checkbox"/> Personally known. <input type="checkbox"/> Produced I.D. – Type: _____</p>	

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

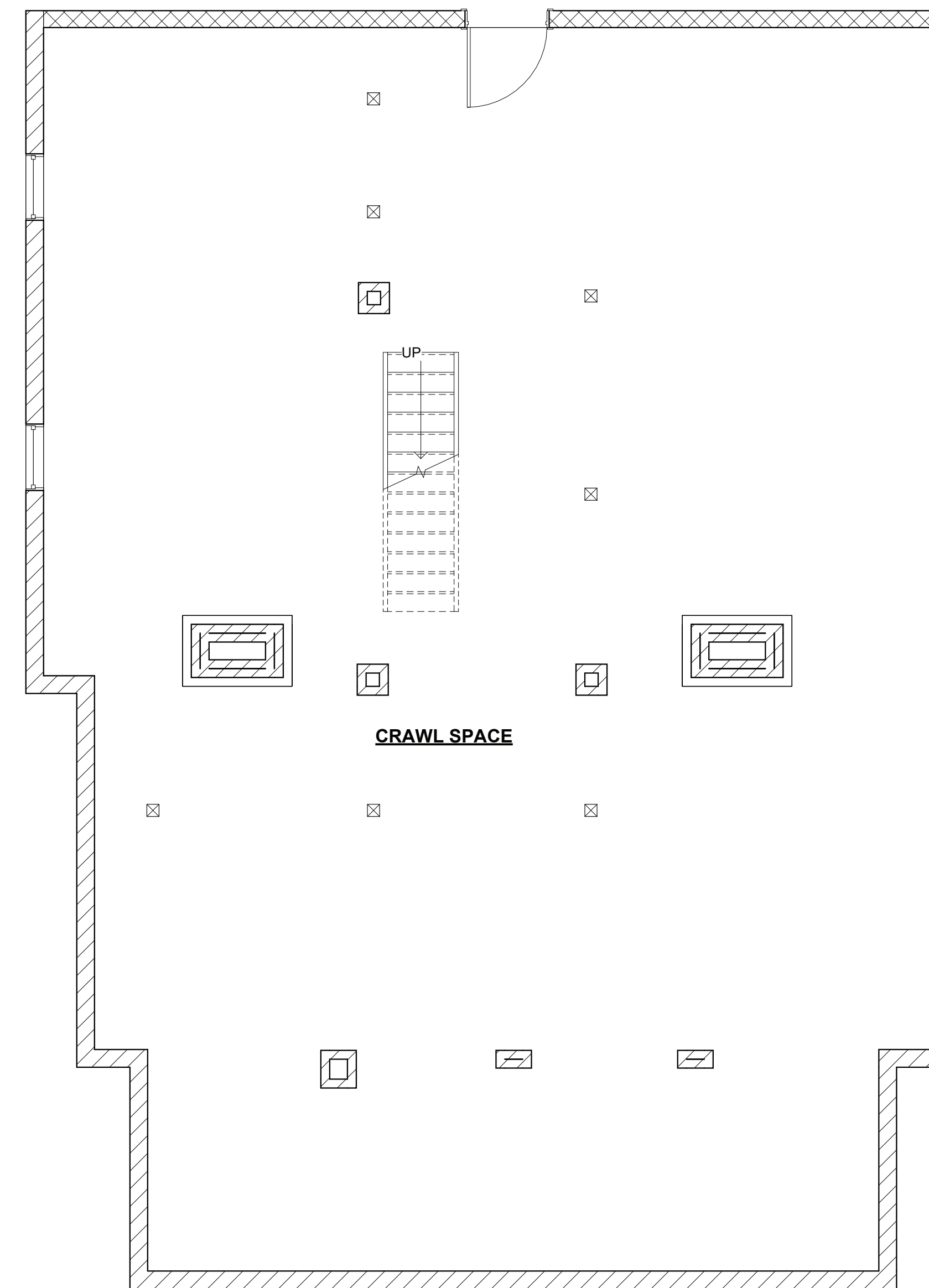
Attachment: COA2025-011 80 Wingo Application (25-7334 : COA2025-011 80 Wingo St)

FLOOR PLAN NOTES

- 1. ALL DIMENSION LINE ARE TO THE FACE OF THE EXTERIOR STUD.



1 EXISTING FIRST FLOOR
1/4" = 1'-0"



2 EXISTING BASEMENT
1/4" = 1'-0"

80 WINGO STREET
PARCEL 6254-193

PROJECT NAME

80 WINGO RD, NORCROSS, GA

EXISTING FLOOR PLANS

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

Copyright Ownership

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Revision Schedule

No.	Date	By

DATE: 3-25-25
DRAWN: JXT
CHECKED: MCB

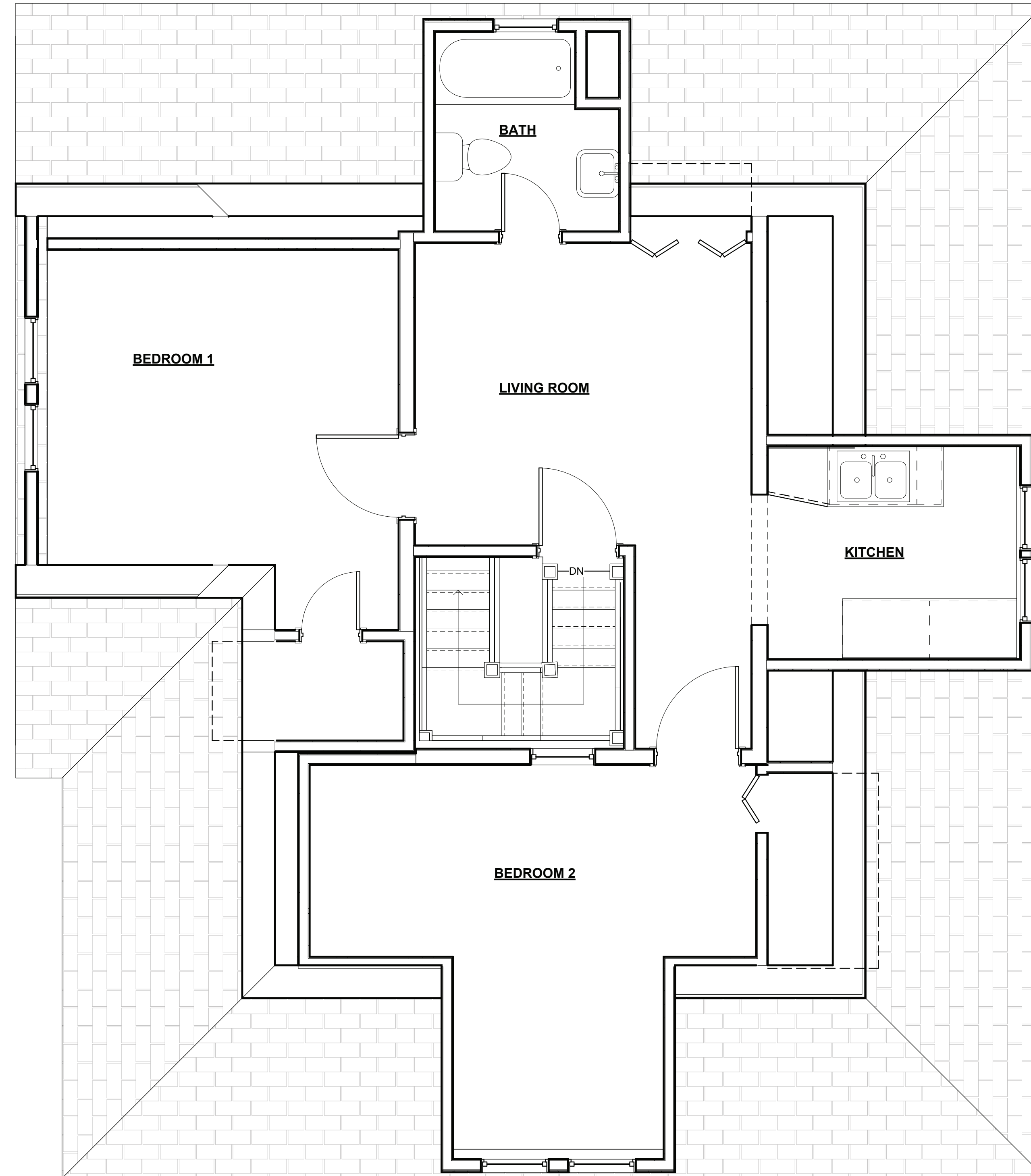
JOB NO.
32425

SHEET NO.
A101

Attachment: COA2025-011 80 Wingo CoA HPC Building Plans V2 4-13-25 (25-7334 : COA2025-011 80 Wingo St)

FLOOR PLAN NOTES

- 1. ALL DIMENSION LINE ARE TO THE FACE OF THE EXTERIOR STUD.



1 EXISTING SECOND FLOOR
3/8" = 1'-0"

80 WINGO STREET
PARCEL 6254-193

PROJECT NAME

80 WINGO RD, NORCROSS, GA

EXISTING FLOOR PLANS



BALDWIN
ARCHITECTURAL GROUP

M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

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Revision Schedule

No.	Date	By

DATE: 3-25-25
DRAWN: JXT
CHECKED: MCB

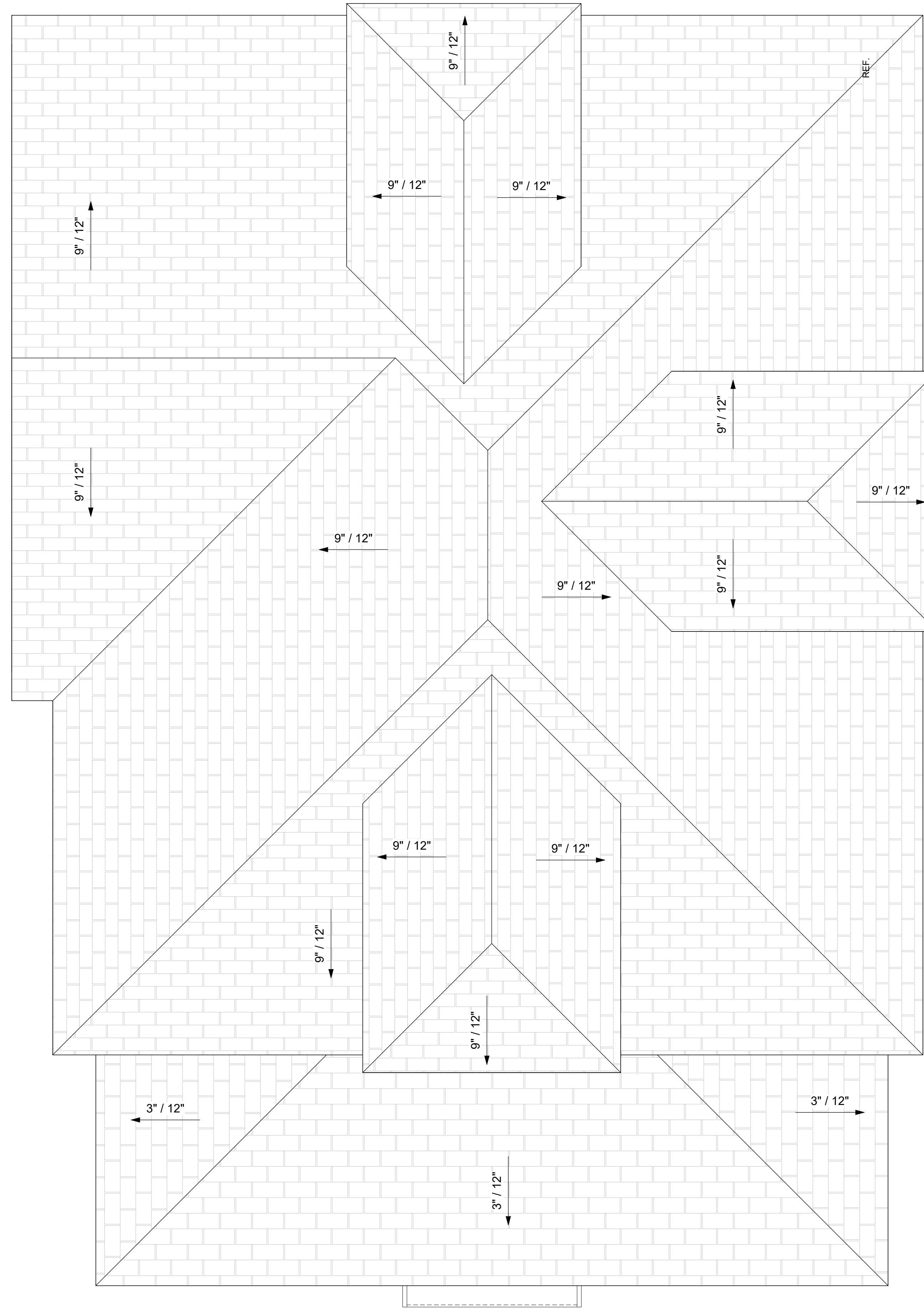
JOB NO.
32425

SHEET NO.
A102

Attachment: COA2025-011 80 Wingo CoA HPC Building Plans V2 4-13-25 (25-7334 : COA2025-011 80 Wingo St)

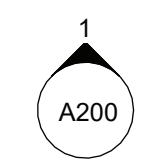
FLOOR PLAN NOTES

- 1. ALL DIMENSION LINE ARE TO THE FACE OF THE EXTERIOR STUD.



EXISTING ROOF TO BE REPLACED
WITH LIKE KIND ASPHALT SHINGLES

1 **EXISTING ROOF**
3/8" = 1'-0"



80 WINGO STREET
PARCEL 6254-193

PROJECT NAME
80 WINGO RD, NORCROSS, GA

EXISTING ROOF PLAN

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

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Revision Schedule

No.	Date	By

DATE: 3-25-25
DRAWN: JXT
CHECKED: MCB

JOB NO.
32425

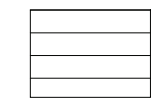
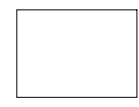
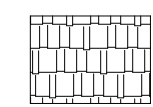
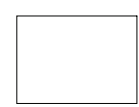
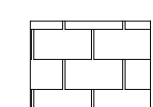

SHEET NO.
A103

Attachment: COA2025-011 80 Wingo CoA HPC Building Plans V2 4-13-25 (25-7334 : COA2025-011 80 Wingo St)

ELEVATION NOTES

1. (ENTER TYPICAL ELEVATION NOTES)

EXTERIOR MATERIAL LEGEND

	8" HORIZONTAL CEMENTATIIOUS SIDING BOARD		SIDING TRIM - WHITE
	CEDAR SHAKE SIDING		FASCIA & FRIEZE - WHITE
	ASPHALT SHINGLES		STONE VENEER



1 EXISTING FRONT
1/4" = 1'-0"

EXISTING EXTERIOR WALLS TO BE PAINTED WITH SAME COLOR; WINDOWS TO BE REPLACED WITH SAME SIZE/MULLION PATTERN/COLOR



2 EXISTING REAR
1/4" = 1'-0"

80 WINGO STREET
PARCEL 6254-193

PROJECT NAME
80 WINGO RD, NORCROSS, GA
EXISTING ELEVATIONS

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

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Revision Schedule

No.	Date	By

DATE: 3-25-25
DRAWN: JXT
CHECKED: MCB

JOB NO.
32425

SHEET NO.
A200

Attachment: COA2025-011 80 Wingo CoA HPC Building Plans V2 4-13-25 (25-7334 : COA2025-011 80 Wingo St)

ELEVATION NOTES

1. (ENTER TYPICAL ELEVATION NOTES)

EXTERIOR MATERIAL LEGEND

	8" HORIZONTAL CEMENTATIIOUS SIDING BOARD		SIDING TRIM - WHITE
	CEDAR SHAKE SIDING		FASCIA & FRIEZE - WHITE
	ASPHALT SHINGLES		STONE VENEER



1 EXISTING LEFT-SIDE
1/4" = 1'-0"

EXISTING EXTERIOR WALLS TO BE PAINTED WITH SAME COLOR; WINDOWS TO BE REPLACED WITH SAME SIZE/MULLION PATTERN/COLOR



2 EXISTING RIGHT
1/4" = 1'-0"

80 WINGO STREET
PARCEL 6254-193

PROJECT NAME

80 WINGO RD, NORCROSS, GA

EXISTING ELEVATIONS



BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

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Revision Schedule		
No.	Date	By

DATE: 3-25-25
DRAWN: JXT
CHECKED: MCB

JOB NO.
32425

SHEET NO.
A202

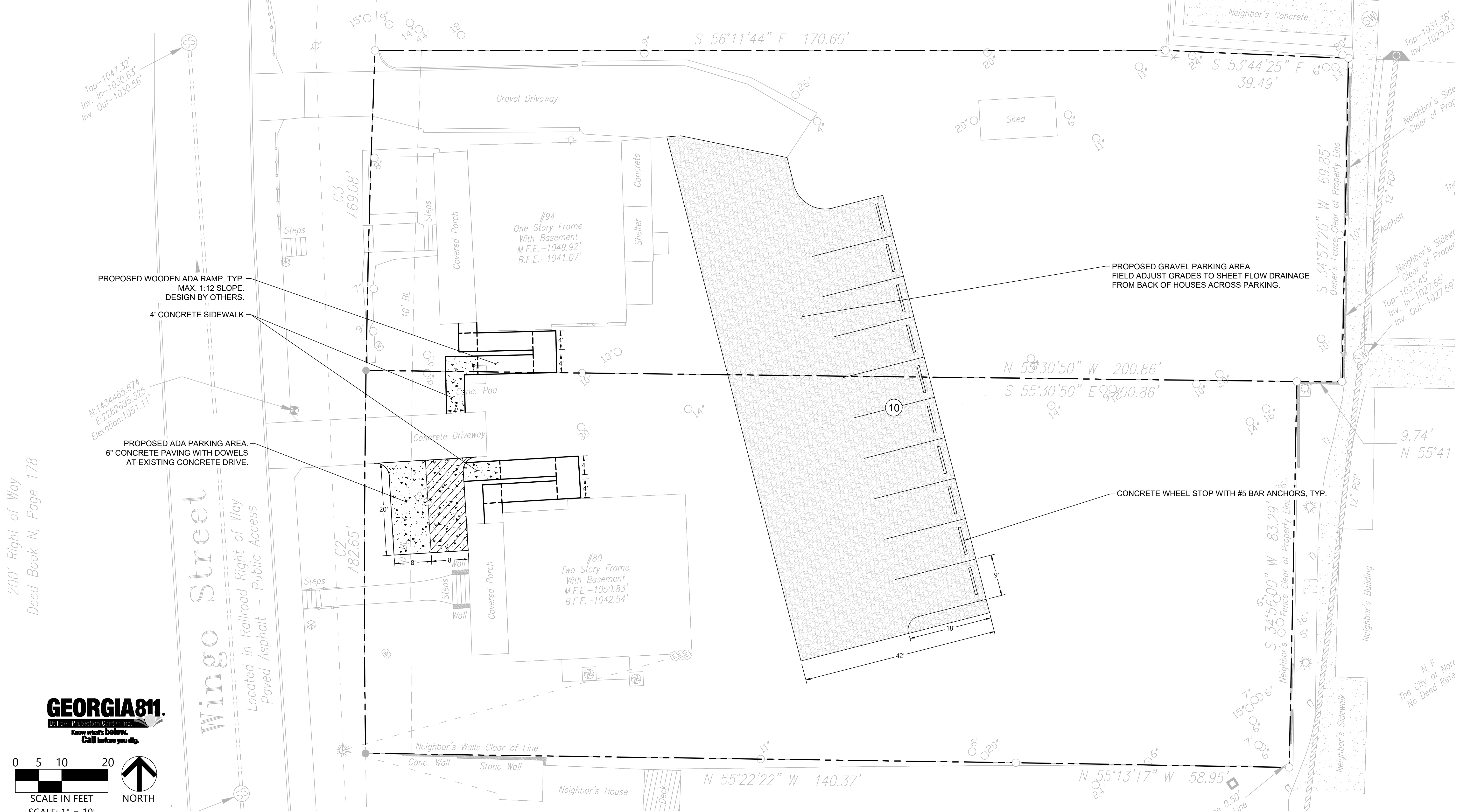
ZONING DATA

ZONING CHARACTER AREA PID	HX (HISTORIC MIXED-USE) 7-TOWN CENTER R6254 193 & R6254 192
USE SITE AREA	RETAIL & MISC PARKING 0.72 AC
MIN LOT AREA	N/A
MIN LOT WIDTH	N/A
MIN LOT FRONTAGE	N/A
MAX BLDG HEIGHT	40 FT
MAX IMPERVIOUS	100%
EXISTING IMPERVIOUS	5,325 SF (17.0%)
PROPOSED IMPERVIOUS	11,100 SF (35.4%)
SETBACKS FRONT	10'
SIDE	0'
REAR	0'

PARKING SUMMARY

80 WINGO ST FLOOR AREA	1350 SF
94 WINGO ST FLOOR AREA	1300 SF
TOTAL FLOOR AREA	2650 SF
REQUIRED PARKING	7 SPACES (1 PER 400 SF)
PROVIDED PARKING	11 SPACES
REQUIRED ADA PARKING	1 SPACE (1 VAN)
PROVIDED ADA PARKING	1 SPACE (1 VAN)

BUFFERS, DISSIMILAR BUFFERS, LANDSCAPE YARDS - N/A



200' Right of Way
Deed Book N, Page 178

GEORGIA811
Know what's below. Call before you dig.

0 5 10 20
SCALE IN FEET
SCALE: 1" = 10'

NORTH

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

**DOWNTOWN DEVELOPMENT
AUTHORITY OF NORCROSS**

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

Sheet Title

Project

REVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE050335
WALTER G. BISHOP

GSWCC LEVEL II #: 89269
March 31, 2025

C2
Sheet Number



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#: 25-7335 **Version:**

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

File Created: 5/19/2025 **In Control:** Historic Preservation Commission

On Agenda: 5/28/2025 6:30 PM **Status:** Scheduled

Title: COA20245-012

Sponsors:

Code Sections:

Attachments:

1. [COA2025-012 94 Wingo Staff Report](#)
2. [COA2025-012 94 Wingo Certificate of Appropriateness HPC v2 - Full EXE 4-14-25](#)
3. [COA2025-012 94 Wingo CoA HPC Building Plans V3 4-13-25](#)
4. [COA2025-011 80 + 94 Wingo Site Plan V2 4-13-25](#)
5. [94 Wingo Survey + Legal Description V1 4-13-25](#)

Title
COA20245-012

Drafter
Jalia Killings



Meeting Date: 05/28/2024 at 6:30 PM

Petition Number COA2025-012

Project Type: Historic Mixed-Use
Property Location: 94 Wingo Street
Tax Parcel ID: 6254 192
Petitioner: Jim Eyre
Petitioner's Request: Upgrades to exterior façade

Vicinity Map:



Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

City of Norcross Historic Preservation Commission
Meeting for May 28, 2025 at 6:30 PM

Site Description:

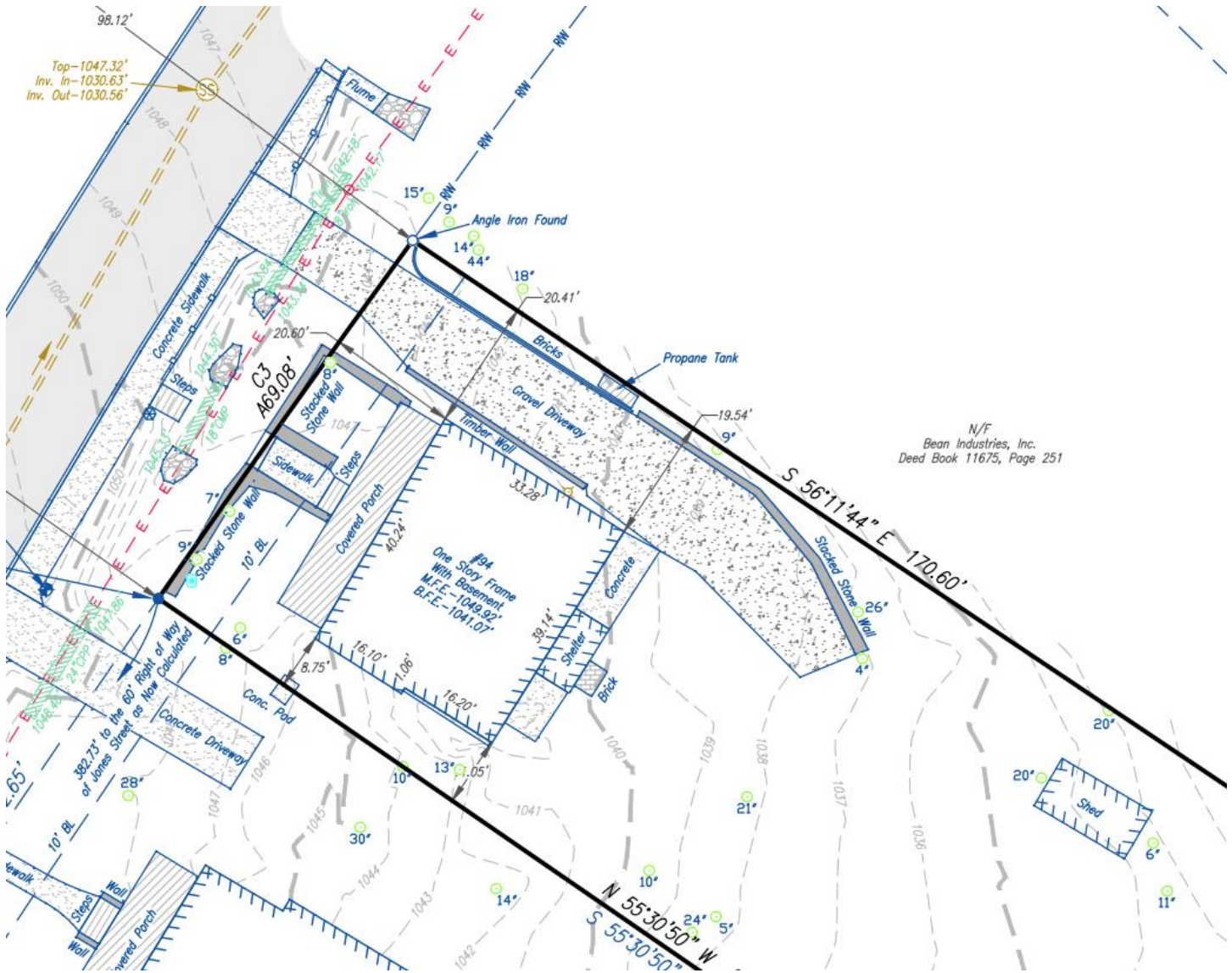
94 Wingo Street is in the Town Center Character Area and is situated within the Local Historic District. The property is zoned Historic Mixed-Use (HX). The parcel extends between Wingo Street and the rear of Norcross City Hall. According to the Gwinnett County Tax Assessor's Office, this property was constructed in 1900, is one story with a basement, and was acquired by the Norcross Downtown Development Authority in 2024.

Petition:

The applicant is requesting the following:

1. Painting Exterior Façade to match existing
2. New Gutters/Downspouts to match existing
3. New Windows to match existing to match existing
4. New roof to match existing

Survey



N/F
Bean Industries, Inc.
Deed Book 11675, Page 251

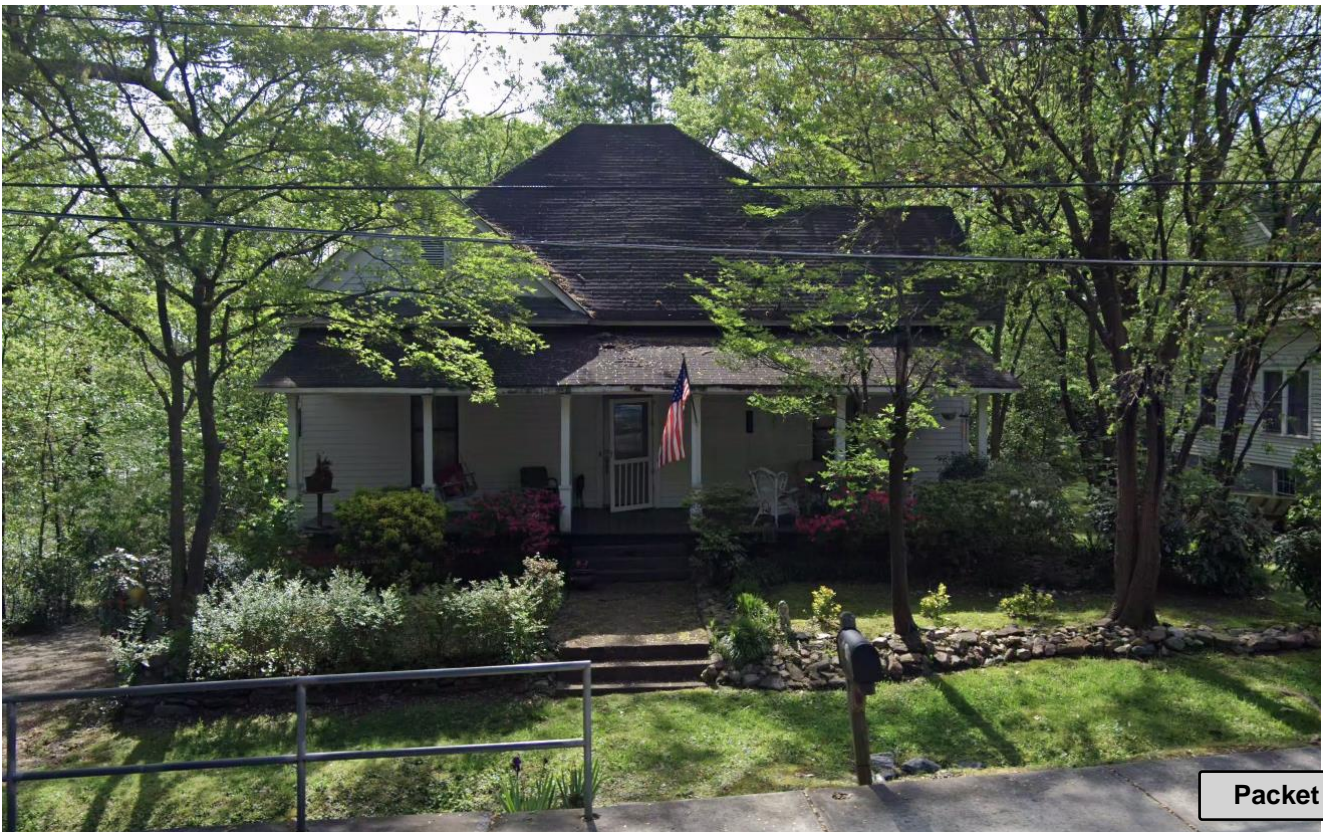
Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Existing Conditions (Front Façade)

The photo below shows the existing conditions for the front of the property (Photo taken by Staff)



The photo below shows the existing conditions for the front of the property (Google Maps – 2023)



Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Existing Conditions (Left Facade)

The photo below shows the existing conditions for the left facade of the property (Photo taken by Staff)



Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Existing Conditions (Right Façade)

The photo below shows the existing conditions for the right facade of the property (Photo taken by Staff)



Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Existing Conditions (Rear Façade)

The photo below shows the existing conditions for the rear facade of the property (Photo taken by Staff)









Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Front Elevation



1 EXISTING FRONT
 3/16" = 1'-0"

EXTERIOR TO BE PAINTED WITH COLOR TO MATCH EXISTING; NEW WINDOWS TO MATCH EXISTING SIZE, COLOR AND MULLION PATTERN

ELEVATION NOTES	
1. (ENTER TYPICAL ELEVATION NOTES)	
EXTERIOR MATERIAL LEGEND	
	8" HORIZONTAL CEMENTATIOUS SIDING BOARD
	CEDAR SHAKE SIDING
	ASPHALT SHINGLES
	SIDING TRIM - WHITE
	FASCIA & FRIEZE - WHITE
	STONE VENEER

Left Elevation



3

EXISTING LEFT-SIDE

3/16" = 1'-0"

ELEVATION NOTES

1. (ENTER TYPICAL ELEVATION NOTES)

EXTERIOR MATERIAL LEGEND



8" HORIZONTAL
CEMENTATIOUS
SIDING BOARD



SIDING TRIM - WHITE



CEDAR SHAKE
SIDING



FASCIA & FRIEZE - WHITE



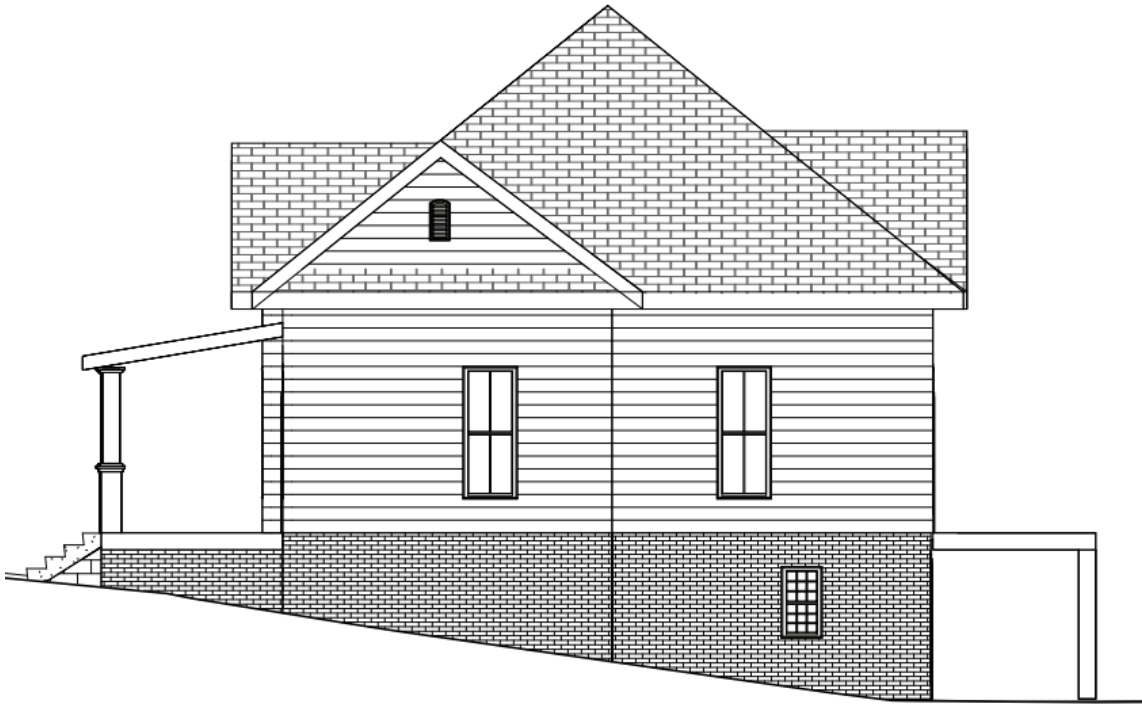
ASPHALT SHINGLES



STONE VENEER

Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)







Right Elevation



4

EXISTING RIGHT







3/16" = 1'-0"

ELEVATION NOTES	
1. (ENTER TYPICAL ELEVATION NOTES)	
EXTERIOR MATERIAL LEGEND	
	8" HORIZONTAL CEMENTATIOUS SIDING BOARD
	CEDAR SHAKE SIDING
	ASPHALT SHINGLES
	SIDING TRIM - WHITE
	FASCIA & FRIEZE - WHITE
	STONE VENEER

Rear Elevation

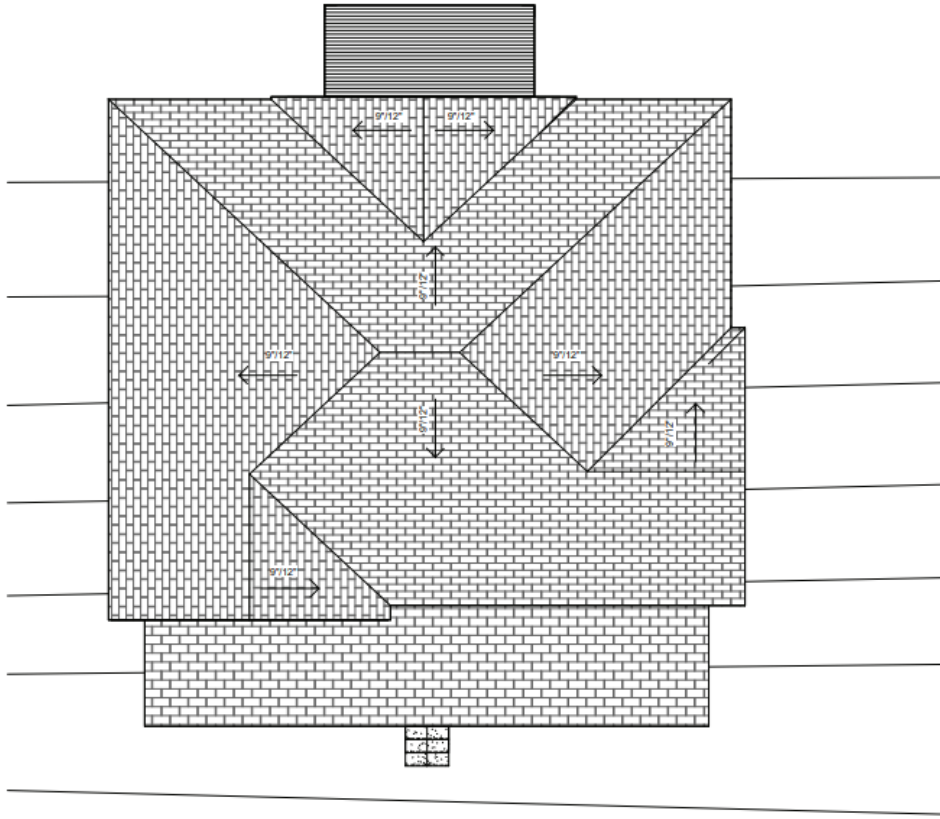


2 EXISTING REAR
3/16" = 1'-0"

ELEVATION NOTES			
1. (ENTER TYPICAL ELEVATION NOTES)			
EXTERIOR MATERIAL LEGEND			
	8" HORIZONTAL CEMENTATIIOUS SIDING BOARD		SIDING TRIM - WHITE
	CEDAR SHAKE SIDING		FASCIA & FRIEZE - WHITE
	ASPHALT SHINGLES		STONE VENEER

Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Roof



EXISTING ROOF TO BE REPLACED WITH LIKE KIND ASPHALT SHINGLES

94 WINGO STREET
PARCEL 6254-192

Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Colors



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM

Façade and sides

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor	MATCH EXISTING	
Primary Façade: Second Floor	MATCH EXISTING	
Primary Façade: Third Floor	N/A	
Left Side: First Floor	MATCH EXISTING	
Left Side: Second Floor	MATCH EXISTING	
Left Side: Third Floor	MATCH EXISTING	
Left Side: Basement	MATCH EXISTING	
Right Side: First Floor	MATCH EXISTING	
Right Side: Second Floor	MATCH EXISTING	
Right Side: Third Floor	N/A	
Right Side: Basement	MATCH EXISTING	
Rear: First Floor	MATCH EXISTING	
Rear: Second Floor	MATCH EXISTING	
Rear: Third Floor	N/A	
Rear: Basement	MATCH EXISTING	

Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Colors



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

COLOR AND MATERIAL PLACEMENT ADDENDUM


Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry	MATCH EXISTING	
Garage Doors	N/A	
Trim	MATCH EXISTING	
Mortar	MATCH EXISTING	
Gutters	WHITE	
Corner Board	MATCH EXISTING	
Railings	MATCH WALL PAINT	
Windows	MATCH EXISTING	
Window Sills	MATCH EXISTING	
Window Muntin/Mullion	MATCH EXISTING	
Columns	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	

Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Colors

Color > White Paint Colors > SW 7008 Alabaster



SW 7005 **SW 7008** SW 7566 SW 7570 SW 7634 SW 7647





April 2022 Color of the Month
SW 7008

Alabaster

FULL DETAILS ▾

When you want the brightness of a white without sacrificing a warm coziness, try this soft, warm but balanced white. And turn up the peaceful.

Get this color in a:

-  Color Sample
-  Paint Sample
-  Interior Paint
-  Exterior Paint



BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

EXTERIOR

Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Colors

Staff requested, but did not receive color code(s) for the following rear basement exterior prior to submittal:



Attachment: COA2025-012 94 Wingo Staff Report (25-7335 : COA2025-012 94 Wingo)

Discussion items:

1. Painting exterior façade to match existing
2. New gutters/downspouts to match existing
3. New windows to match existing to match existing
4. New roof to match existing
5. Should applicant shall include a plaque installed on the front of the building to be consistent with other downtown properties utilized for commercial business.

Recommendations:

Staff recommends approval with the following conditions:

1. Applicant shall correct or modify and submit any outstanding, missing or inconsistent documentation, which may require submitting a separate Certificate of Appropriateness application to be reviewed by the HPC and/or Staff at a later date. Staff noted additional proposed changes to the front façade not explicitly listed in the application that will need to be reviewed for approval.
2. The applicant shall conform to the elevations in terms of design, materials, and color submitted as part of this application.
3. 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 is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Historic Preservation Commission approval.
4. Any changes from the Historic Preservation Commission approved component shall follow established procedures and may require additional public hearings.
5. A final Historic Preservation Commission inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

PROPERTY OWNER'S INFORMATION

Owner's Name: Downtown Development Authority of the City of Norcross
 Owner's Address: 65 Lawrenceville Street
 Suite: _____ City: Norcross State: GA Zip Code: 30071
 Phone: 770-856-3211 Cell Phone: 770-856-3211 Email: jamesaeyre@gmail.com

APPLICANT'S CONTACT INFORMATION

Owner's Name: Downtown Development Authority of the City of Norcross
 Owner's Address: 65 Lawrenceville Street
 Suite: _____ City: Norcross State: GA Zip Code: 30071
 Phone: 770-856-3211 Cell Phone: 770-856-3211 Email: jamesaeyre@gmail.com

PROPERTY LOCATION

Tax Parcel Number(s): 6254-192 Size in Acres: 0.339 acres
 Address(es): 94 Wingo Street, Norcross, GA 30071
 Number of existing structures: One (1)

DESCRIPTION OF PROJECT

Project Type Residential Commercial Industrial Other project.
 Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed.
 Provide new roof, gutters/downspouts, paint and windows in same size and configuration to match existing. No changes are proposed to the exterior of the structure except to repair/replace deferred maintenance to bring the exteriors back to a like new condition. All proposed changes can be approved administratively per 104-7.(C)(1).

STATEMENT

Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Historic Preservation Commission, Board of Appeals or Board of Planning and Zoning within the last 24 months? Yes No If yes, please list the board and reference number: Reviewed for Acquisition in 2024.
 City Council agenda item 24-7157 on 11/5/24; DDA agenda item C.a.(1) on 10/30/24

REQUIRED ATTACHMENTS

Landscape Plan (copies: 1 full size) An electronic version (pdf) Vicinity Map Legal description
 Material and Color Samples (x2) Architectural elevations (1 full size) Floor plans for each level (1 full size)
 Scaled site plan showing existing and proposed improvements. (1 full size) Completed Application

OWNER'S SIGNATURE

Jim Eyrse 4/14/25
 Signature Date

CITY USE ONLY. DO NOT WRITE IN THIS BOX.

Date received: _____ Receipt Number: _____ Application Number: _____ Fee Paid \$ _____

Foundation Type: (Circle One)

DEADLINE AND HEARING SCHEDULE

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

Attachment: COA2025-012 94 Wingo Certificate of Appropriateness HPC v2 - Full EXE 4-14-25 (25-7335 : COA2025-012 94 Wingo)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

Slab	Crawl Space	Basement
Building Dimensions:		
Width: 40'	Length: 33'	Height:* 28'
Area Dimensions:		
First Floor: 1,285SF (Existing)	Second Floor: N/A	Third Floor: N/A
Basement**: 532SF (Ex. Finished)	Front Porch: 313SF	Rear Porch: 80SF (Ex. Deck)
Patio: N/A	Garage: N/A	Crawl Space: 1,066SF
Primary Roof System: (Circle One)		
Gable	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch: Varies; See Roof Plan		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each page:		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site and Landscape Plan information to be included on each page:		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		

Attachment: COA2025-012 94 Wingo Certificate of Appropriateness HPC v2 - Full EXE 4-14-25 (25-7335 : COA2025-012 94 Wingo)

DEADLINE AND HEARING SCHEDULE

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM

Façade and sides

Component	Color (Include manufacturer's ID)	Material
Primary Façade: First Floor	MATCH EXISTING	
Primary Façade: Second Floor	MATCH EXISTING	
Primary Façade: Third Floor	N/A	
Left Side: First Floor	MATCH EXISTING	
Left Side: Second Floor	MATCH EXISTING	
Left Side: Third Floor	MATCH EXISTING	
Left Side: Basement	MATCH EXISTING	
Right Side: First Floor	MATCH EXISTING	
Right Side: Second Floor	MATCH EXISTING	
Right Side: Third Floor	N/A	
Right Side: Basement	MATCH EXISTING	
Rear: First Floor	MATCH EXISTING	
Rear: Second Floor	MATCH EXISTING	
Rear: Third Floor	N/A	
Rear: Basement	MATCH EXISTING	

Attachment: COA2025-012 94 Wingo Certificate of Appropriateness HPC v2 - Full EXE 4-14-25 (25-7335 : COA2025-012 94 Wingo)

DEADLINE AND HEARING SCHEDULE

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

Architectural Review Board and Historic Preservation Commission

COLOR AND MATERIAL PLACEMENT ADDENDUM

Exterior Components

Component	Color (Include manufacturer's ID)	Material
Masonry	MATCH EXISTING	
Garage Doors	N/A	
Trim	MATCH EXISTING	
Mortar	MATCH EXISTING	
Gutters	WHITE	
Corner Board	MATCH EXISTING	
Railings	MATCH WALL PAINT	
Windows	MATCH EXISTING	
Window Sills	MATCH EXISTING	
Window Muntin/Mullion	MATCH EXISTING	
Columns	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	
Other Architectural Features	MATCH EXISTING	

DEADLINE AND HEARING SCHEDULE

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



Ownership Affidavit & Designation of Agent

I. Ownership.

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

Parcel I.D. Number(s) 6524-192

Location address: 94 Wingo Street, Norcross, GA 30071

for which this Application is submitted.

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

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

Individual

Corporation/Limited Liability Company (LLC)

Partnership

Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

Secretary of State Registration Number: N/A

Name/Address of Registered Agent: Jim Eyre, Chairman

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: Jim Eyre, Chairman, Downtown Development Authority of the City of Norcross

Address: 65 Lawrenceville Street, Norcross GA 30071

Contact Person: Jim Eyre Telephone No.: 770-856-3211

III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

N/A

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

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Corporation/LLC

Print Corporation/LLC Name _____
By: _____
Signature

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

• Partnership

Print Partnership Name _____
By: _____
Signature

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

• Government Entity

Downtown/Development Authority of the City of Norcross
Print Government Name _____
By: _____
Signature

Print Name: Jim Eyre
Title: Chairman
Department: Downtown Development Authority of the City of Norcross

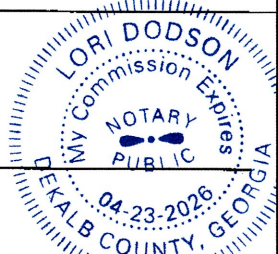
NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF _____

<p>• Individual</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p>	<p>• Corporation/LLC</p> <p>Before me, this _____ day of _____, 20____, personally appeared _____ of _____ a _____ (State) corporation/LLC, on behalf of the corporation/LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.</p>	<p>• Partnership</p> <p>Before me, this _____ day Of _____, 20____, personally appeared _____ partner/agent on behalf of _____ a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.</p>
<p>• Government Entity</p> <p>Before me, this 14th day of April, 20 24, personally appeared Jim Eyre as Chairman and on behalf of Downtown Development Authority of the City of Norcross, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.</p>		

Signature of Notary: Lori Dodson
Print Notary Name: Lori Dodson

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

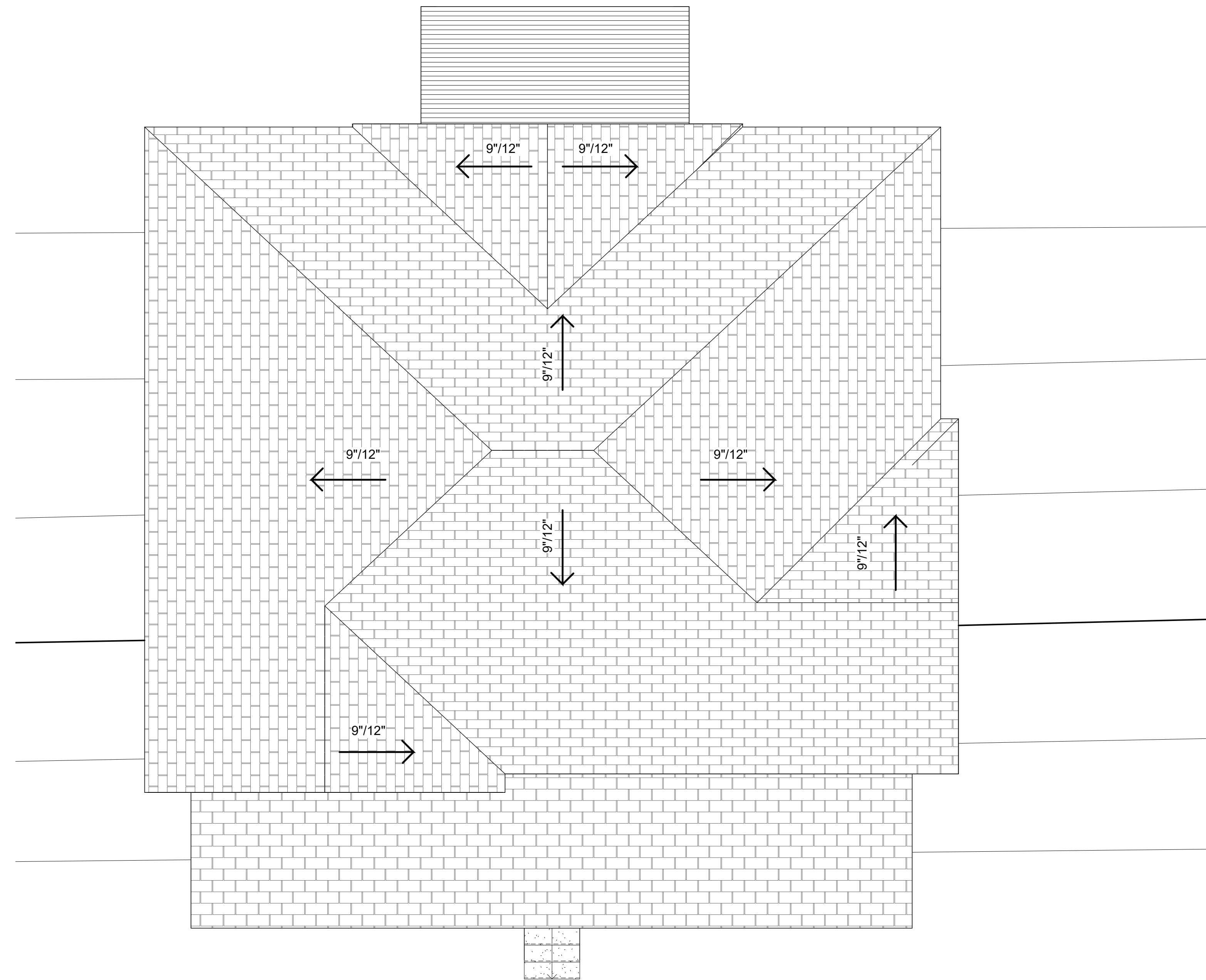


City of Norcross, 65 Lawrenceville Street, Norcross, GA 30071 Community Development Department, 678-421-2027

Attachment: COA2025-012 94 Wingo Certificate of Appropriateness HPC v2 - Full EXE 4-14-25 (25-7335 : COA2025-012 94 Wingo)

SITE PLAN NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO SURVEYOR AND OR CIVIL FOR SITE DETAILS.



EXISTING ROOF TO BE REPLACED WITH LIKE KIND ASPHALT SHINGLES

94 WINGO ST. NORCROSS

SITE PLAN

BALDWIN
ARCHITECTURAL GROUP

M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

Copyright Ownership

This drawing is the property of M.C. Baldwin, Arch. and may not be used, copied, or revised without expressed written permission.

Revision Schedule

No.	Date	By

DATE: _____
 DRAWN: Author
 CHECKED: Checker

JOB NO. _____

SHEET NO.

A100

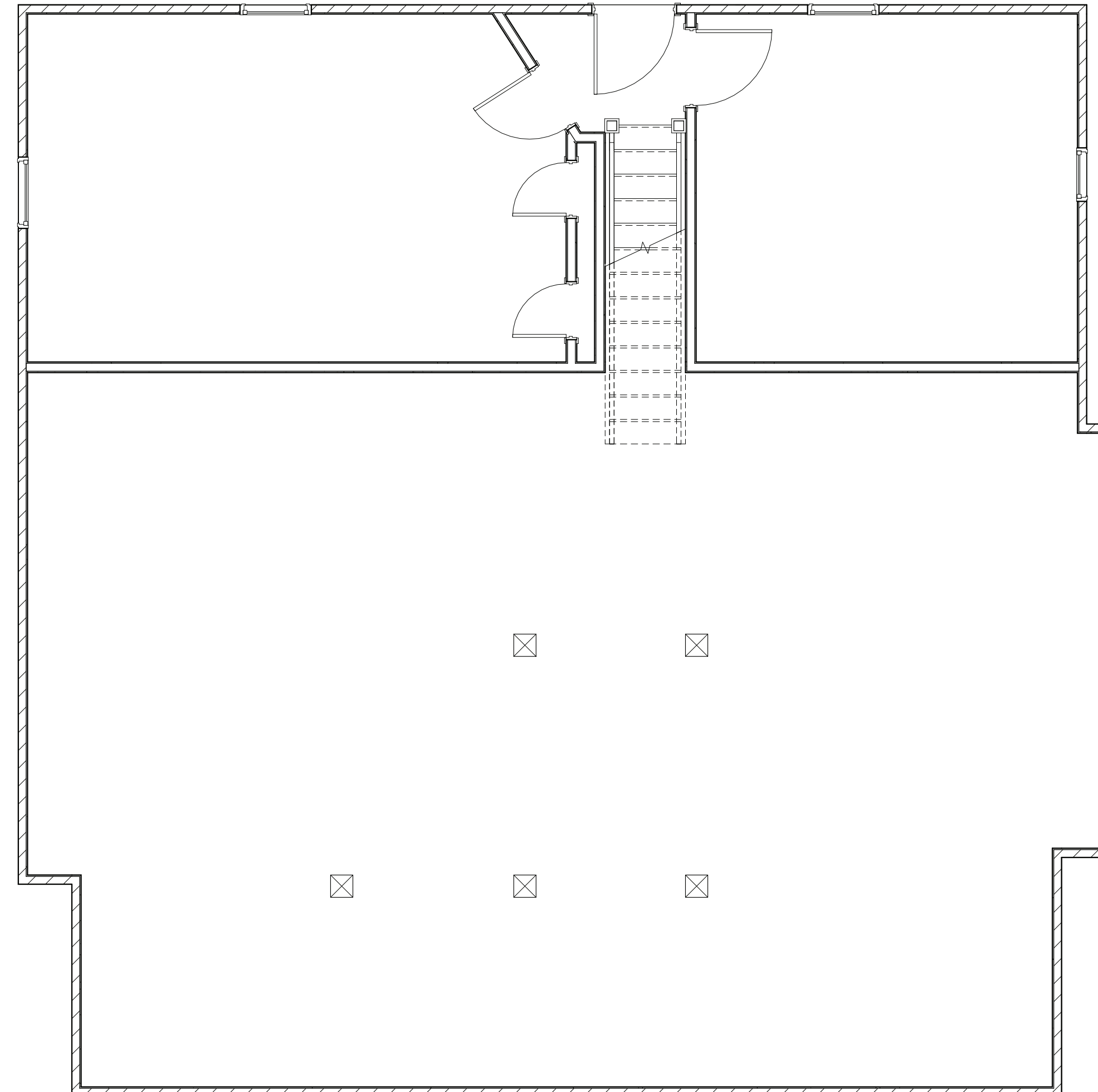
Attachment: COA2025-012 94 Wingo CoA HPC Building Plans V3 4-13-25 (25-7335 - COA2025-012 94 Wingo)

1 **EXISTING SITE PLAN**
 1/4" = 1'-0"

94 WINGO STREET
PARCEL 6254-192

FLOOR PLAN NOTES

- 1. ALL DIMENSION LINE ARE TO THE FACE OF THE EXTERIOR STUD.



1 **EXISTING BASEMENT**
 1/4" = 1'-0"

94 WINGO STREET
 PARCEL 6254-192

94 WINGO ST. NORCROSS

EXISTING BASEMENT PLAN

BALDWIN
 ARCHITECTURAL GROUP
 M. Christopher Baldwin, Architect
 800 Battery Ave.
 Atlanta, GA 30318
 (404) 406-9041

Copyright Ownership
 This drawing is the property of M.C. Baldwin, Arch. and may not be used, copied, or revised without expressed written permission.

Revision Schedule		
No.	Date	By

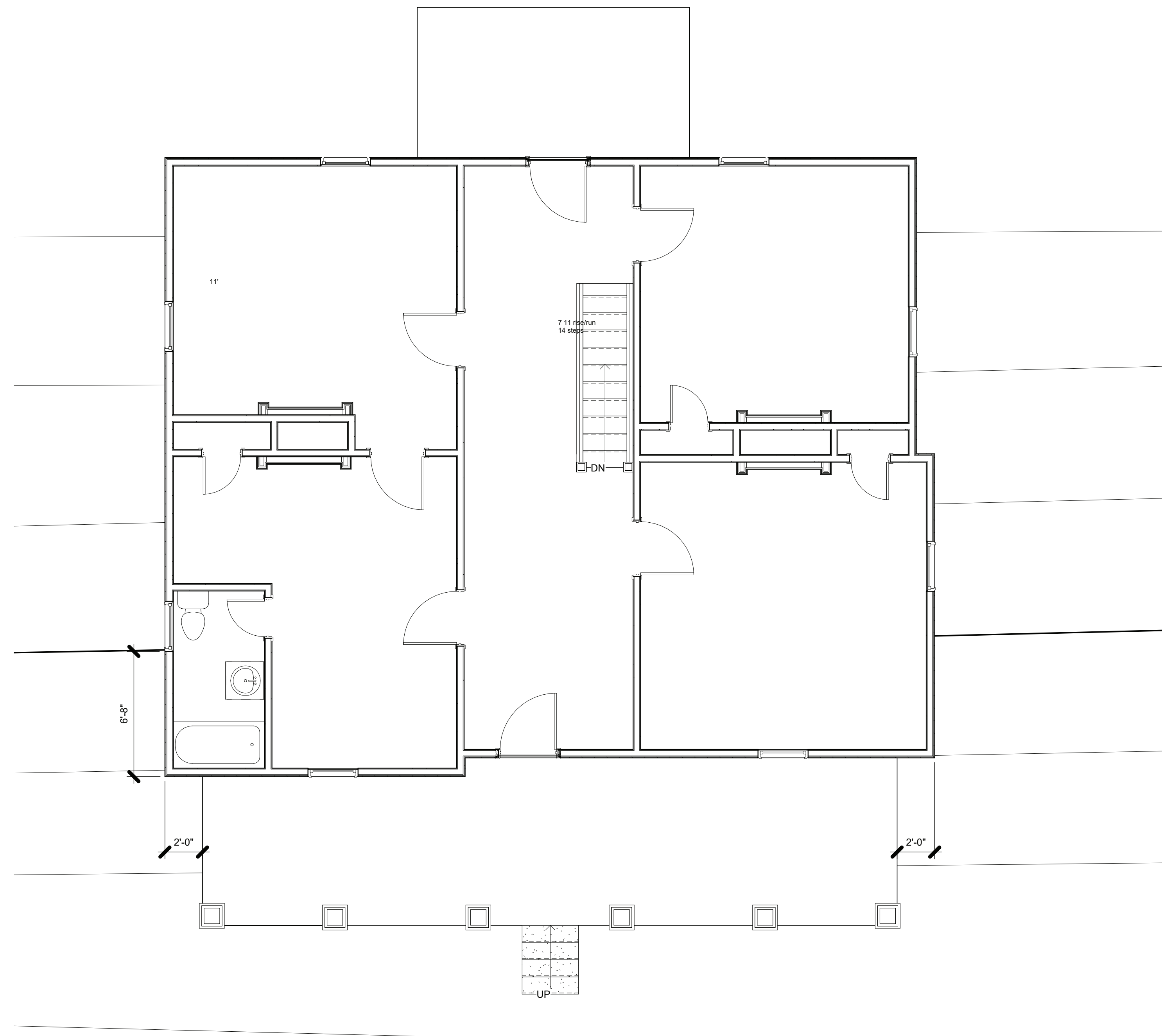
DATE:
 DRAWN: Author
 CHECKED: Checker

JOB NO.

SHEET NO.

A101

Attachment: COA2025-012 94 Wingo CoA HPC Building Plans V3 4-13-25 (25-7335 - COA2025-012 94 Wingo)



1 EXISTING FIRST FLOOR
 1/4" = 1'-0"

94 WINGO STREET
 PARCEL 6254-192

94 WINGO ST. NORCROSS

EXISTING FLOOR PLAN

BALDWIN
 ARCHITECTURAL GROUP
 M. Christopher Baldwin, Architect
 800 Battery Ave.
 Atlanta, GA 30318
 (404) 406-9041

Copyright Ownership
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Revision Schedule		
No.	Date	By

Revision Schedule		
No.	Date	By

DATE:
 DRAWN: Author
 CHECKED: Checker

JOB NO.

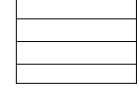

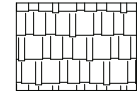

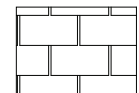

SHEET NO.
A102

Attachment: COA2025-012 94 Wingo CoA HPC Building Plans V3 4-13-25 (25-7335 - COA2025-012 94 Wingo)

ELEVATION NOTES

1. (ENTER TYPICAL ELEVATION NOTES)

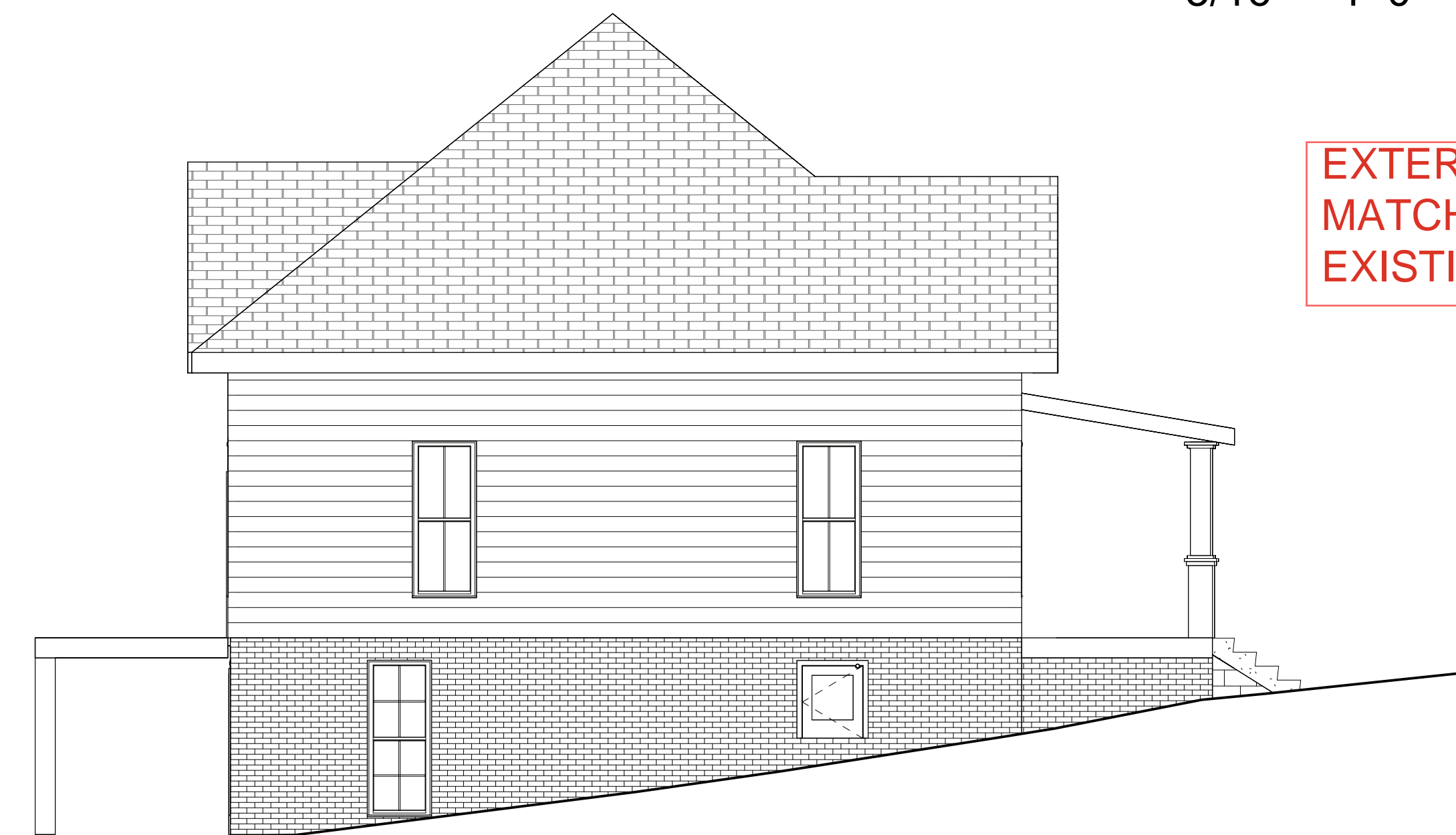
EXTERIOR MATERIAL LEGEND

	8" HORIZONTAL CEMENTATIOUS SIDING BOARD		SIDING TRIM - WHITE
	CEDAR SHAKE SIDING		FASCIA & FRIEZE - WHITE
	ASPHALT SHINGLES		STONE VENEER

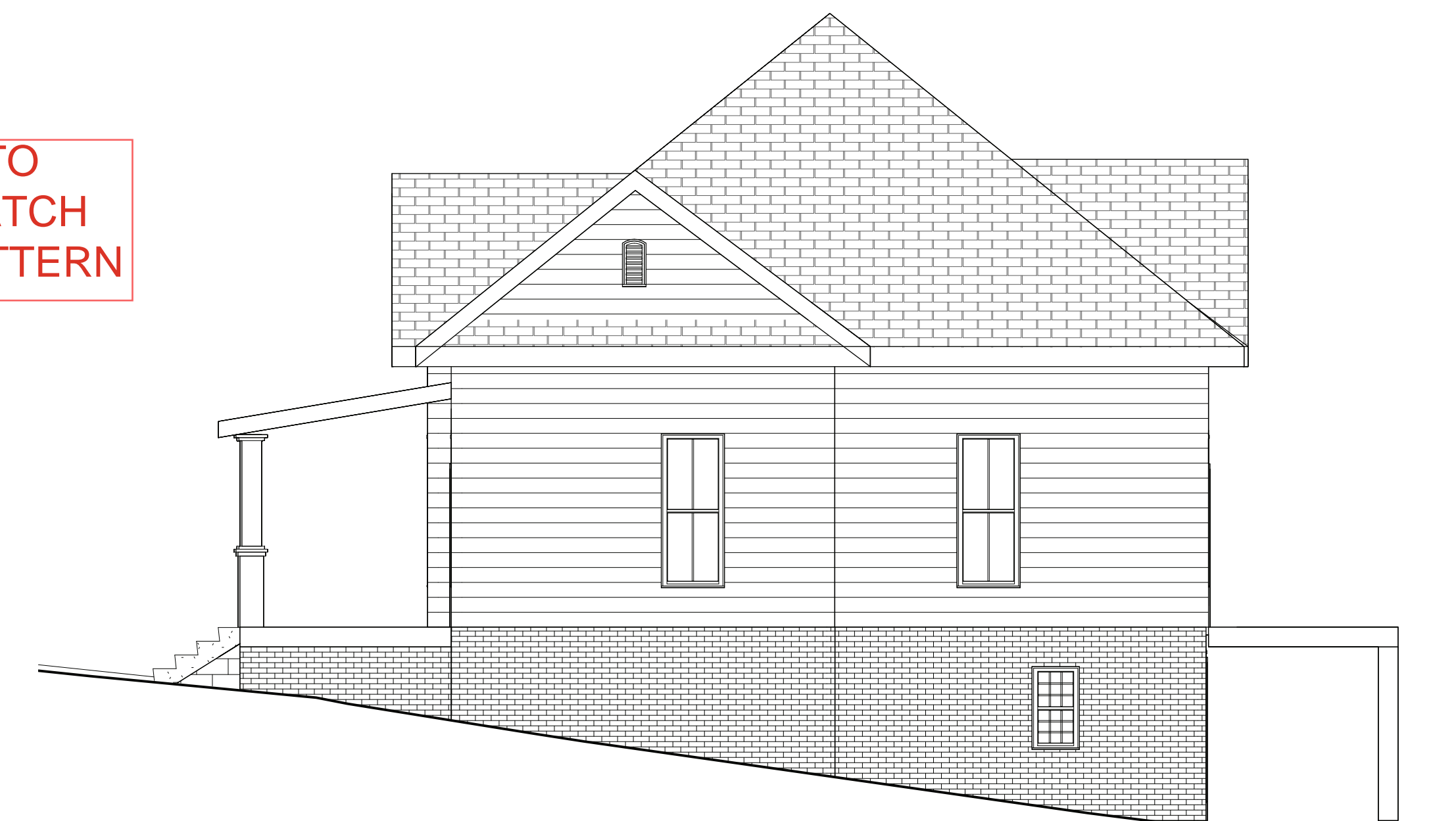


1 EXISTING FRONT
3/16" = 1'-0"

EXTERIOR TO BE PAINTED WITH COLOR TO MATCH EXISTING; NEW WINDOWS TO MATCH EXISTING SIZE, COLOR AND MULLION PATTERN



3 EXISTING LEFT-SIDE
3/16" = 1'-0"



4 EXISTING RIGHT
3/16" = 1'-0"



2 EXISTING REAR
3/16" = 1'-0"

94 WINGO STREET
PARCEL 6254-192

94 WINGO ST. NORCROSS

EXISTING ELEVATIONS

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
800 Battery Ave.
Atlanta, GA 30318
(404) 406-9041

Copyright Ownership
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Revision Schedule

No.	Date	By

DATE:
DRAWN: Author
CHECKED: Checker

JOB NO.

SHEET NO.
A200

Attachment: COA2025-012 94 Wingo Cok HPC Building Plans V3 4-15-25 (25-7335 - COA2025-012 94 Wingo)

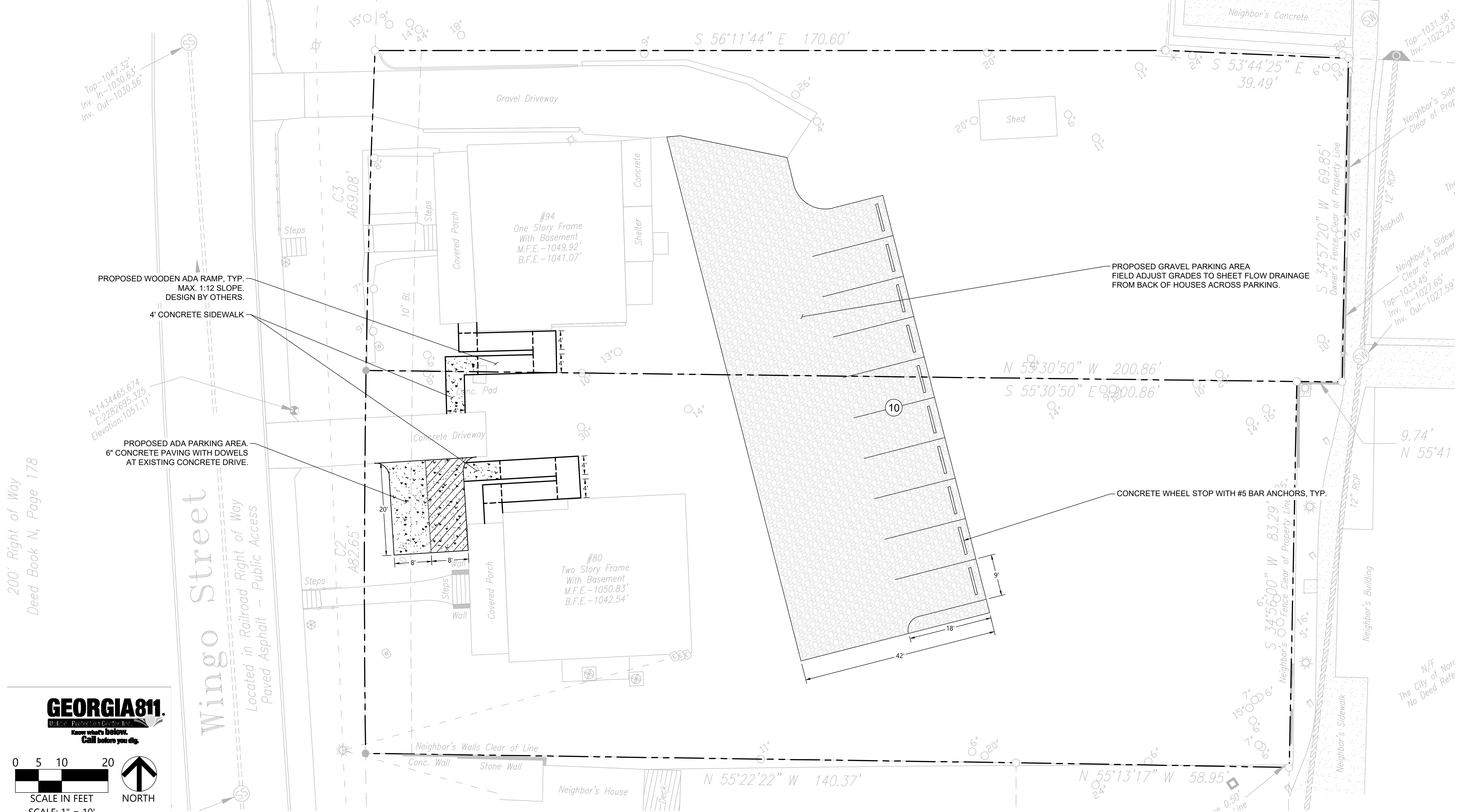
ZONING DATA

ZONING CHARACTER AREA PID	HX (HISTORIC MIXED-USE) 7-TOWN CENTER R6254 193 & R6254 192
USE SITE AREA	RETAIL & MISC PARKING 0.72 AC
MIN LOT AREA	N/A
MIN LOT WIDTH	N/A
MIN LOT FRONTAGE	N/A
MAX BLDG HEIGHT	40 FT
MAX IMPERVIOUS	100%
EXISTING IMPERVIOUS	5,325 SF (17.0%)
PROPOSED IMPERVIOUS	11,100 SF (35.4%)
SETBACKS FRONT	10'
SIDE	0'
REAR	0'

PARKING SUMMARY

80 WINGO ST FLOOR AREA	1350 SF
94 WINGO ST FLOOR AREA	1300 SF
TOTAL FLOOR AREA	2650 SF
REQUIRED PARKING	7 SPACES (1 PER 400 SF)
PROVIDED PARKING	11 SPACES
REQUIRED ADA PARKING	1 SPACE (1 VAN)
PROVIDED ADA PARKING	1 SPACE (1 VAN)

BUFFERS, DISSIMILAR BUFFERS, LANDSCAPE YARDS - N/A



200' Right of Way
Deed Book N, Page 178

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

GEORGIA811
Know what's below. Call before you dig.

0 5 10 20
SCALE IN FEET
SCALE: 1" = 10'

NORTH

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

DOWNTOWN DEVELOPMENT
AUTHORITY OF NORCROSS

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

REVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE050335
WALTER G. BISHOP

GSWCC LEVEL II #: 89269
March 31, 2025

C2
Sheet Number

ALTA/NSPS SURVEY

#94 WINGO ST AREA

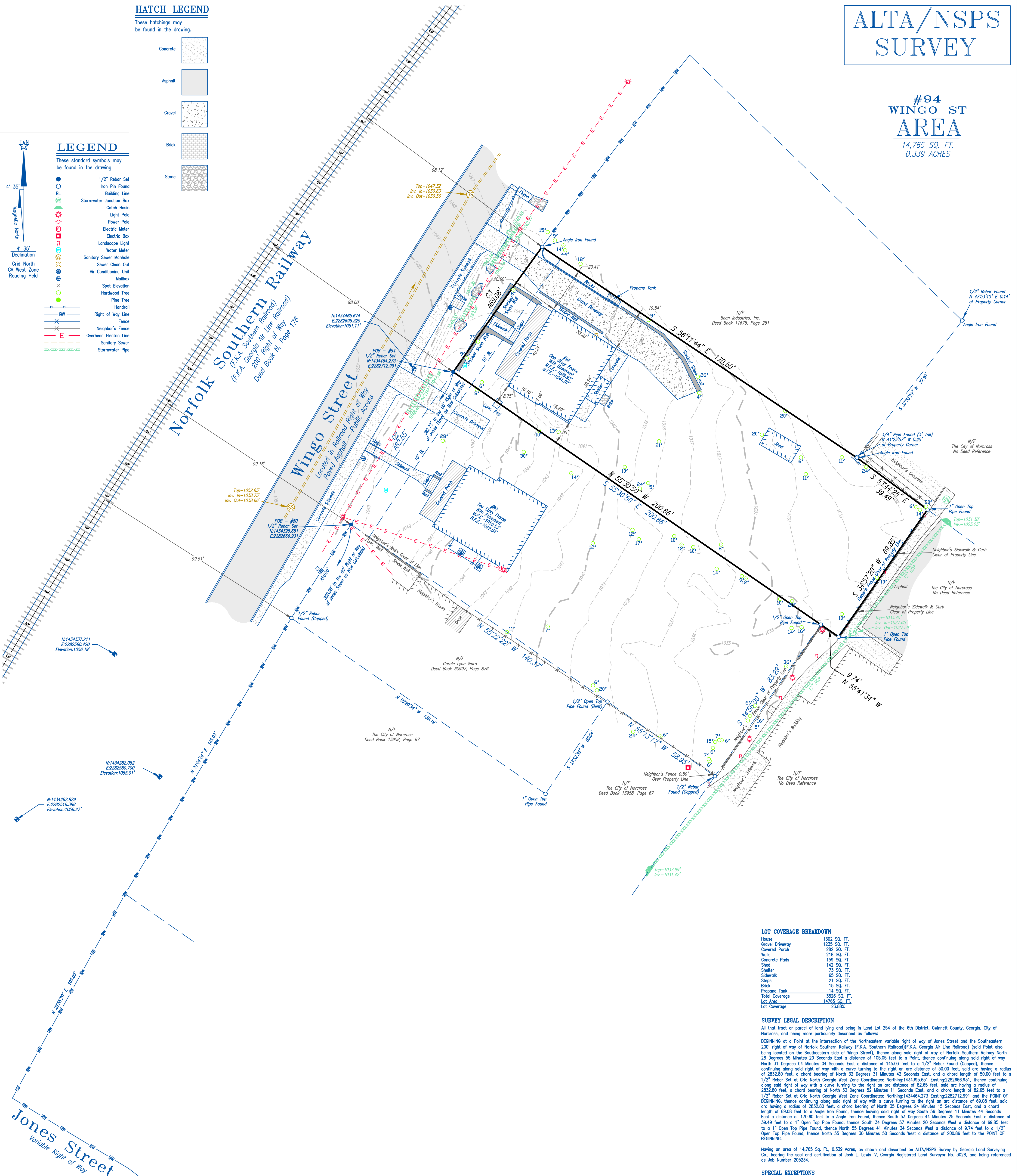
14,765 SQ. FT.
0.339 ACRES

HATCH LEGEND

- These hatchings may be found in the drawing.
- Concrete
 - Asphalt
 - Gravel
 - Brick
 - Stone

LEGEND

- These standard symbols may be found in the drawing.
- 1/2" Rebar Set
 - Iron Pin Found
 - Building Line
 - Stormwater Junction Box
 - Catch Basin
 - Light Pole
 - Power Pole
 - Electric Meter
 - Electric Box
 - Landscape Light
 - Water Meter
 - Sanitary Sewer Manhole
 - Sewer Clean Out
 - Air Conditioning Unit
 - Mailbox
 - Spot Elevation
 - Hardwood Tree
 - Pine Tree
 - Handrail
 - Right of Way Line
 - Fence
 - Neighbor's Fence
 - Overhead Electric Line
 - Sanitary Sewer
 - Stormwater Pipe



LOT COVERAGE BREAKDOWN

House	1302 SQ. FT.
Gravel Driveway	1232 SQ. FT.
Covered Porch	282 SQ. FT.
Walls	218 SQ. FT.
Concrete Pads	159 SQ. FT.
Shed	142 SQ. FT.
Shelter	73 SQ. FT.
Sidewalk	65 SQ. FT.
Steps	21 SQ. FT.
Brick	15 SQ. FT.
Proppane Tank	14 SQ. FT.
Total Coverage	3536 SQ. FT.
Lot Area	14765 SQ. FT.
Lot Coverage	23.88%

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 254 of the 6th District, Gwinnett County, Georgia, City of Norcross, and being more particularly described as follows:

BEGINNING at a Point at the Intersection of the Northeastern variable right of way of Jones Street and the Southeastern 200' right of way of Norfolk Southern Railway (F.K.A. Southern Railway/F.K.A. Georgia Air Line Railroad) [said Point also being located on the Southeastern side of Wingo Street], thence along said right of way of Norfolk Southern Railway North 28 Degrees 55 Minutes 20 Seconds East a distance of 105.05 feet to a Point, thence continuing along said right of way North 31 Degrees 04 Minutes 04 Seconds East a distance of 145.03 feet to a 1/2" Rebar Found (Capped), thence continuing along said right of way with a curve turning to the right on an arc distance of 50.00 feet, said arc having a radius of 2832.80 feet, a chord bearing of North 32 Degrees 31 Minutes 42 Seconds East, and a chord length of 50.00 feet to a 1/2" Rebar Set at Grid North Georgia West Zone Coordinates: Northing:1434395.651 Easting:2202666.531, thence continuing along said right of way with a curve turning to the right on an arc distance of 82.65 feet, said arc having a radius of 2832.80 feet, a chord bearing of North 33 Degrees 52 Minutes 11 Seconds East, and a chord length of 82.65 feet to a 1/2" Rebar Set at Grid North Georgia West Zone Coordinates: Northing:1434464.273 Easting:2202712.991 and the POINT OF BEGINNING, thence continuing along said right of way with a curve turning to the right on an arc distance of 69.08 feet, said arc having a radius of 2832.80 feet, a chord bearing of North 35 Degrees 24 Minutes 15 Seconds East, and a chord length of 69.08 feet to an Angle Iron Found, thence bearing said right of way South 58 Degrees 11 Minutes 44 Seconds East a distance of 170.60 feet to an Angle Iron Found, thence South 53 Degrees 44 Minutes 25 Seconds East a distance of 39.49 feet to a 1" Open Top Pipe Found, thence South 34 Degrees 57 Minutes 20 Seconds West a distance of 69.85 feet to a 1" Open Top Pipe Found, thence North 55 Degrees 41 Minutes 34 Seconds West a distance of 8.74 feet to a 1/2" Open Top Pipe Found, thence North 55 Degrees 30 Minutes 50 Seconds West a distance of 200.86 feet to the POINT OF BEGINNING.

Having an area of 14,765 Sq. Ft., 0.339 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 205234.

SPECIAL EXCEPTIONS

Schedule B-Section II
 Old Republic National Title Insurance Company
 Commitment No. 3852.0007
 Commitment Date: July 12, 2024
 11. Telecommunications Easement condemned by Class Corridor, LLC, dated September 5, 2001 and recorded in Deed Book 42675, page 210, Gwinnett County Records.
 Affects Side-Blinked in Nature
 12. Transmission Easement to Thoroughbred Technology and Telecommunications, LLC dated April 1, 2014 and recorded in Deed Book 53141, page 193, aforsaid records.
 Affects Side-Blinked in Nature

COMMITMENT NO. 3852.0007 - EXHIBIT "A" LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the sixth (6) Land District of Gwinnett County, and in the Town of Norcross, and more fully described as follows: BEGINNING on the west side of an oak tree on Railroad Street, at the line of T. T. Willy property and running south along the said Tully property two hundred ten (210) feet; thence in an easterly direction parallel with Railroad Street, seventy feet to the property line of Willie Terrell; thence in a northerly direction along the line of the said Terrell two hundred ten (210) feet to Railroad Street; thence in a westerly direction along south side of Railroad Street seventy (70) feet to the beginning point.

LEGAL DESCRIPTION NOTE

The Vesting Legal Description and the Survey Legal Description are and constitute the same parcel of land.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2832.80'	50.00'	50.00'	N 32°31'42" E
C2	2832.80'	82.65'	82.65'	N 33°52'11" E
C3	2832.80'	69.08'	69.08'	N 35°24'15" E

ALTA/NSPS CERTIFICATION

To: Old Republic National Title Insurance Company; Norcross Downtown Development Authority; Jo Ann Cash
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(c), 7(a), 8, 9, 10, 11(a), 13, 14, and 19 of Table A thereof.
 The fieldwork was completed on October 10, 2024
 Date of plot or map: October 4, 2024

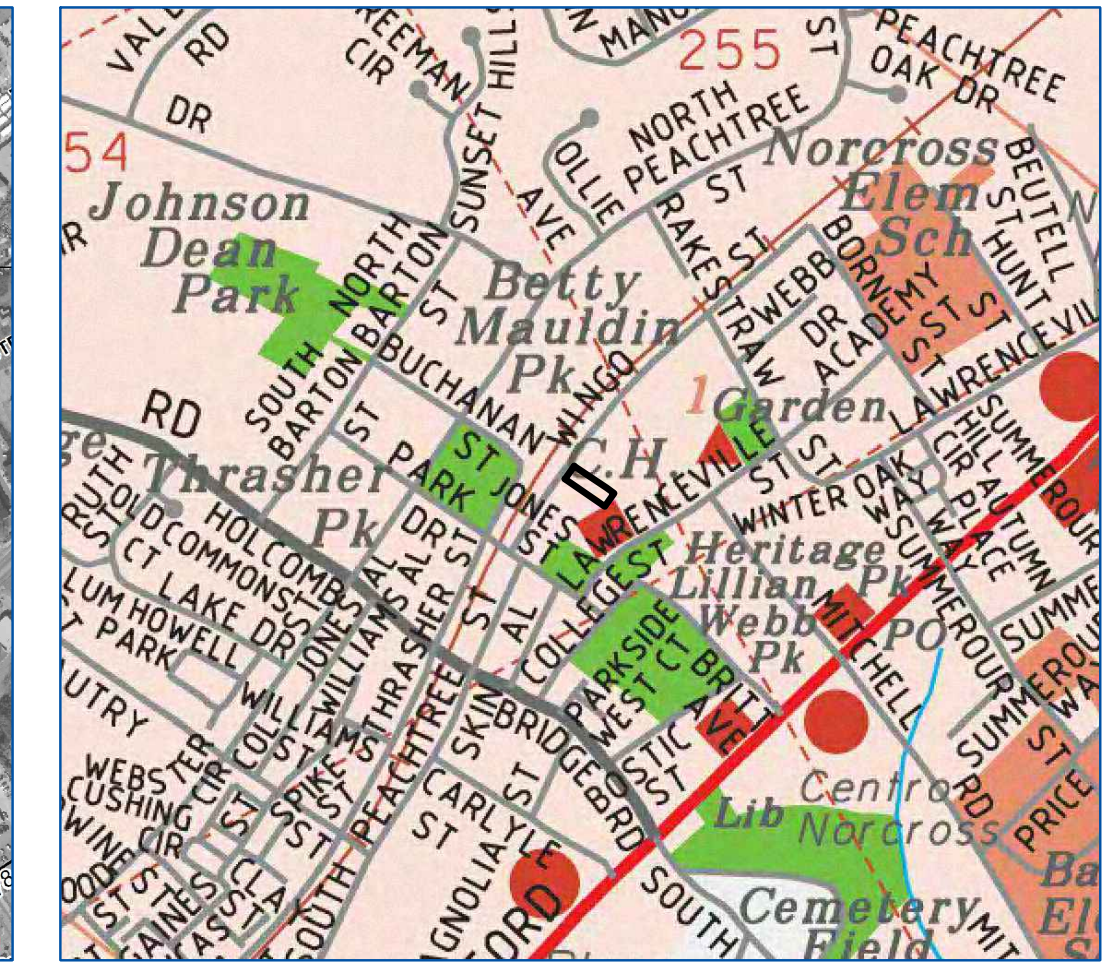
Josh L. Lewis IV
 Georgia Registered Land Surveyor No. 3028

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel, nor does it change the boundaries of any real property. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.G.C.A. Section 15-6-67.

F.E.M.A. MAP PANEL NUMBER 13135C0082G - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



PARKING NOTE

No painted parking spaces on subject property.

ZONING

[City of Norcross] (Historic District) (H) (Historic Mixed-Use)
 Minimum lot area=None
 Minimum lot width=None
 Front yard setback=None
 Side yard setback=0'
 Rear yard setback=0'
 Maximum building height=40'
 Maximum impervious surface=100%

SURVEY NOTES

- Trees 6" DBH located
- Elevations are based on NAVD 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica TS12 robotic total station, Carlson Survey 2 data collector, and Leica GS16 RTK.
- Software used: Carlson Survey 2023 and Carlson SurvCE.
- The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).
- Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon, size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
- Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "FIRM official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13135C0082G effective date 3/4/2013.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

ALTA/NSPS LAND TITLE SURVEY FOR: 94 Wingo Street, Norcross Georgia 30071

— OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 — NORCROSS DOWNTOWN DEVELOPMENT AUTHORITY
 — JO ANN CASH

DATE: 10/4/24 SCALE: 20'

REVISION	BY	DATE
Add Topography, Trees, Lot Coverage	EC/BMS	1/10/25

LAND LOT: 254 6th DISTRICT SECTION Gwinnett County, GA

LOT: BLOCK: UNIT: PHASE:

SUBDIVISION:

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