

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Tuesday, August 19, 2025
6:00 PM

2nd Floor Conference Room
Architectural Review Board

Jeff Hopper, Chair

Bill McLees

Barbara Grayson

Naim Harrison

Hugh Cooper

A. Call to Order

Architectural Review Board was called to order at 6:07 PM by Chair Jeff Hopper

Attendee Name	Title	Status	Arrived
Jeff Hopper	Chair	Present	
Bill McLees	Board Member	Present	
Barbara Grayson	Board Member	Present	
Naim Harrison	Board Member	Present	
Hugh Cooper	Board Member	Present	

B. Approval of Previous Meetings' Minutes

[Architectural Review Board - Architectural Review Board - Jul 15, 2025, 6:00 PM](#)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill McLees, Board Member
SECONDER:	Hugh Cooper, Board Member
AYES:	Hopper, McLees, Grayson, Harrison, Cooper

C. Unfinished Business**1. 25-7379: COA2025-029 West Peachtree Street****Discussion**

- Discussion started with the four homes adjacent to West Peachtree Street and whether the homes could be reoriented to have the front facades face West Peachtree Street.
- The applicant discussed how landscaping and civil engineering constraints would prevent the four homes adjacent to W. Peachtree Street from facing W. Peachtree Street.
- The applicant reiterated that trees will eventually cover the four homes facing W. Peachtree Street, and eventually they will not be able to be seen from W. Peachtree Street.
- 265,000 to 285,000 is the price range for the homes.
- Points from the RFP were reiterated to the board members and citizens in attendance.
- Modifications to the four (4) homes facing W. Peachtree were discussed.
- Valet Service is the plan for the community.
- ARB members discussed having an enclosure for the trash pick-up area.
- Columns for the homes will be 8 by 8.
- The applicant reiterated that building materials drive up the cost of the homes.
- Two (2) brick options will be used for the 21 homes.

- Discussion shifted towards gable types (as shown on pages 30 and 31 in the agenda packet).
- Light French Grey, Iron Ore, and Alabaster are the three paint colors that the board members preferred to see for the homes.
- Shingle color: Charcoal
- Discussion concluded at 7:09 pm

Motion

A motion to approve application COA2025-029 with the following conditions:

- No elevation shall be the same as that of any adjacent home;
- Units facing West Peachtree St:
 1. Rear elevations will have a gable over the door.
 2. Unit to the left of the entrance will be mirrored so that the side elevation with gable is facing West Peachtree St
- Some kind of trash enclosure is required.
- Two brick options:
 - Canyon Brick/Shale Brow
 - General Shale/ Midtown Mist
- Siding options: Listed on page 24 of agenda.
- Gable options: Listed on pages 30 & 31 of the agenda.
- Paint color options: Listed on pages 24 & 30. (Need SW numbers).
- Shingles: Charcoal grey.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Barbara Grayson, Board Member
SECONDER:	Hugh Cooper, Board Member
AYES:	Hopper, McLees, Grayson, Harrison, Cooper

D. New Business

1. 25-7413: COA2025-005 5786 Hammond Drive

Discussion

- Discussion was brief, and the applicant mentioned that he would be painting the existing siding on
- the front façade “City Scape” and that the existing brick would be “Agreeable Gray”.
 - The columns for the porch will be black.
 - Roof color was discussed but considered eligible for administrative approval.

Motion

A motion to approve application COA2025-005, with the following conditions:

- Paint colors:

- Siding: SW7067 City Scape
- Brick: SW7029 Agreeable Gray
- Front porch columns: Black paint
- Four 8x8 front porch columns at both ends of the railing.
- Roof to be submitted for admin approval.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Barbara Grayson, Board Member
SECONDER:	Hugh Cooper, Board Member
AYES:	Hopper, McLees, Grayson, Harrison, Cooper

2. 25-7414: COA2025-016 473 Lawrenceville Street

Discussion

Discussion was brief.

Motion

A motion to approve application COA2025-016, with the following condition

- Window to be 6 over 6.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Barbara Grayson, Board Member
SECONDER:	Hugh Cooper, Board Member
AYES:	Hopper, McLees, Grayson, Harrison, Cooper

3. 25-7415: COA2025-034 6028 Lanier Boulevard

Discussion

Discussion was brief with the board having a conversation about the front door's placement.

Motion

A motion to approve application COA2025-034, with the following conditions:

- Paint and stain color to be submitted for admin approval.
- Front elevation:
 - Columns to be 8x8.
 - Siding between the two windows to the left of the front door to be stained to match columns.
 - Front door to be double doors and situated approximately 20 inches from window to the right of the front door. Gap between this window and front door to be brick.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Jeff Hopper, Chair
SECONDER:	Barbara Grayson, Board Member
AYES:	Hopper, McLees, Grayson, Harrison, Cooper

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

F. Adjourn

Naim Harrison moved to adjourn the meeting at 7:37 PM, seconded by Barbie Grayson, Vote:5-0.

Signed by _____

Signed by _____ , Vivian Vakili, Director of
Community Development