

# City of Norcross

*65 Lawrenceville Street*

*Norcross, GA 30071*



## Meeting Agenda

**Wednesday, January 7, 2026**

**6:30 PM**

**2nd Floor Conference Room**

### **Planning and Zoning Meeting**

**Walter Bell, Chair**

**David Grayson, Vice Chair**

**Antonio Henson**

**Marlene Janos**

**Tom Doherty**

**A. Call to Order****B. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.****1. 2025-436: 1. Approval of Previous Meeting Minutes**

Attachments:

1. Planning and Zoning Board\_RegularMeeting\_Minutes\_12\_03\_2025

**C. Ongoing Business****D. New Business****1. 2025-433: RZ2025-006 5330 Old Norcross Road**

A request to rezone from C2 (General Business District) to Zoning M1 (Light Industry District) to allow for the continuance of an existing non-conforming truck parking business.

Attachments:

1. Staff Report - RZ2025-006
2. RZ2025-006\_Boundary Survey
3. RZ2025-006\_Application REDACTED
4. RZ2025-006\_Letter of Intent

**2. 2025-434: TEXT2026-001 Amendment to the Unified Development Ordinance**

Review of several proposed changes to the Unified Development Ordinance (UDO). Items to be removed are shown in red strike through; items to be added are shown in bold, underlined in italics, and highlighted in yellow in the attached documents.

Attachments:

1. Agenda Report - TEXT2026-001
2. TEXT2026-001\_Chapter 100, 200, 400 Changes (Jan-Feb)

**3. 2025-435: FP2025-003, Final plat consideration**

Final plat consideration

Attachments:

1. FP2025-003; 551 Sunset Drive;Roma Fine Homes

**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, December 3, 2025**

**6:30 PM**

**2nd Floor Conference Room**

### **Planning and Zoning Meeting**

**Walter Bell, Vice Chair**

**Tom Doherty**

**Antonio Henson**

**David Grayson**

**Marlene Janos**

## A. Call to Order

The meeting was called to order at 6:46 pm.

## B. Roll Call

| Attendee Name  | Title        | Status  | Arrived |
|----------------|--------------|---------|---------|
| Walter Bell    | Vice Chair   | Present |         |
| Tom Doherty    | Board member | Absent  |         |
| Antonio Henson | Board member | Present |         |
| David Grayson  | Board member | Present |         |
| Marlene Janos  | Board member | Present |         |

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

A motion to approve the November 5, 2025, Planning & Zoning meeting minutes.

*RESULTS: APPROVED [UNANIMOUS]*

*MOVER: DAVID GRAYSON, BOARD MEMBER*

*SECONDER: MARLENE JANOS, BOARD MEMBER*

*AYES: BELL, GRAYSON, HENSON, JANOS*

## D. Public Comment

- Jim Eyre
  - The draft should be cleaned up more.
- Representative of Jefferson Plaza
  - Expressed his support for the changes
- John Osbourne of the Norcross Housing Authority
  - Spoke about the NHA housing project in Character Area 5, and the importance of subsidized housing.
- Jon Mansour
  - Spoke about the proposed 7B Character Area and 72-foot height limitation.

## E. Ongoing Business

none

## F. New Business

### 1. 2025-351: Updates to the Comprehensive Plan

- David Versel, the Economic Development Director, introduced Jon Tuley of Kimley-Horn to present the findings of the Comprehensive Plan Update.

Discussion

- Board Member Henson had a question about the 7B Character Area.
- Board Member Janos has a question about the 7B Character Area, and building heights.
- Board Member Grayson had a question about how the amendments came to be.

A motion to approve the Comprehensive Plan amendments as presented.

*RESULT: APPROVED [UNANIMOUS]*

*MOVER: David Grayson, Board member*

*SECONDER: Marlene Janos, Board member*

*AYES: Bell, Grayson, Henson, Janos*

*Absent: Tom Doherty*

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

**H. Adjourn**

Board member Janos motioned to adjourn the meeting at 7:26 pm, seconded by David Grayson. The vote was unanimous, 4-0.



## **REZONING**

|                          |                                                             |
|--------------------------|-------------------------------------------------------------|
| <b>Case Number</b>       | <b>RZ2025-006</b>                                           |
| <b>Petitioner</b>        | Old Norcross Truck Storage LLC, The Galloway Law Group, LLC |
| <b>Property Location</b> | 5330 Old Norcross Road                                      |
| <b>Current Zoning</b>    | C2 (General Business District)                              |
| <b>Proposed Zoning</b>   | M1 (Light Industry District)                                |
| <b>Proposed Use(s)</b>   | Truck Parking                                               |
| <b>Character Area</b>    | Character Area 8: Langford Drive                            |
| <b>Site Acreage</b>      | 2.95 Acres                                                  |
| <b>District</b>          | 6                                                           |
| <b>Land Lot</b>          | 241                                                         |
| <b>Parcel #</b>          | 6241 236                                                    |
| <b>Taxes Paid</b>        | Yes                                                         |
| <b>Historic District</b> | N/A                                                         |

### **COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS**

Based on the analysis of this case, Staff recommends **APPROVAL** of rezoning to M1 (Light Industry District), subject to the following:

1. The property shall be developed in general conformance with the City of Norcross Unified Development Ordinance;
2. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way subject to City Arborist's approval;
3. Chain link fence in the front yard shall be removed and replaced with fencing decorative in nature as outlined in the UDO;
4. No Motor vehicle related sales and service uses allowed;
5. Outdoor storage limited to vehicle parking. No other storage allowed; and
6. Provide a complete set of plans for land disturbance done without a permit in 2021, or as-builts.

### Standards Governing the Exercise of Zoning Power

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

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

The proposed use may permit a use that is suitable in view of the use and development of adjacent and nearby properties if the staff recommended conditions of approval are met. A rezoning of the subject property to the M1, Light Industry, zoning district will create a transition between the unincorporated residentially zoned properties to the south and the C1, Neighborhood Business, and C2, General Business, zoned properties to the north.

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

The proposed use may not adversely affect the existing use or usability of adjacent or nearby property if the staff recommended conditions of approval are met. Staff is recommending installation of decorative fencing adjacent to Old Norcross Road as stated in the Unified Development Ordinance section 202-2.h2.c. Chain link fencing or other similar elements are prohibited, except in the side and rear yards of the M-1 or M-2 districts and only when the fencing elements are not visible from the right-of-way and are screened according to site landscape standards provided in this UDO. Otherwise all fencing shall be decorative in nature as outlined in this UDO. Second, no motor vehicle related sales and service uses shall be allowed. Third, outdoor storage is limited to vehicle parking. The applicant will also need to apply for any necessary permits for work done without permits.

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

The property may have a reasonable economic use as currently zoned. The current zoning is C2, General Business, which does not support light industrial uses without an approval of a special use permit or a rezoning.

**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 proposal may result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, by introducing more vehicles to the site. The site as presented is fully developed.

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

The proposal is in conformity with the policy and intent of the Comprehensive Plan. The subject parcel is located within Langford Road Industrial Center Character Area. The Langford Road Industrial Center Character Area is a preferred location for general commercial and industrial uses. Specifically, clean, light industrial uses that have a minimal impact on nearby residential use are encouraged. Policy 1-2 calls for redeveloping and enhancing existing commercial and industrial uses.

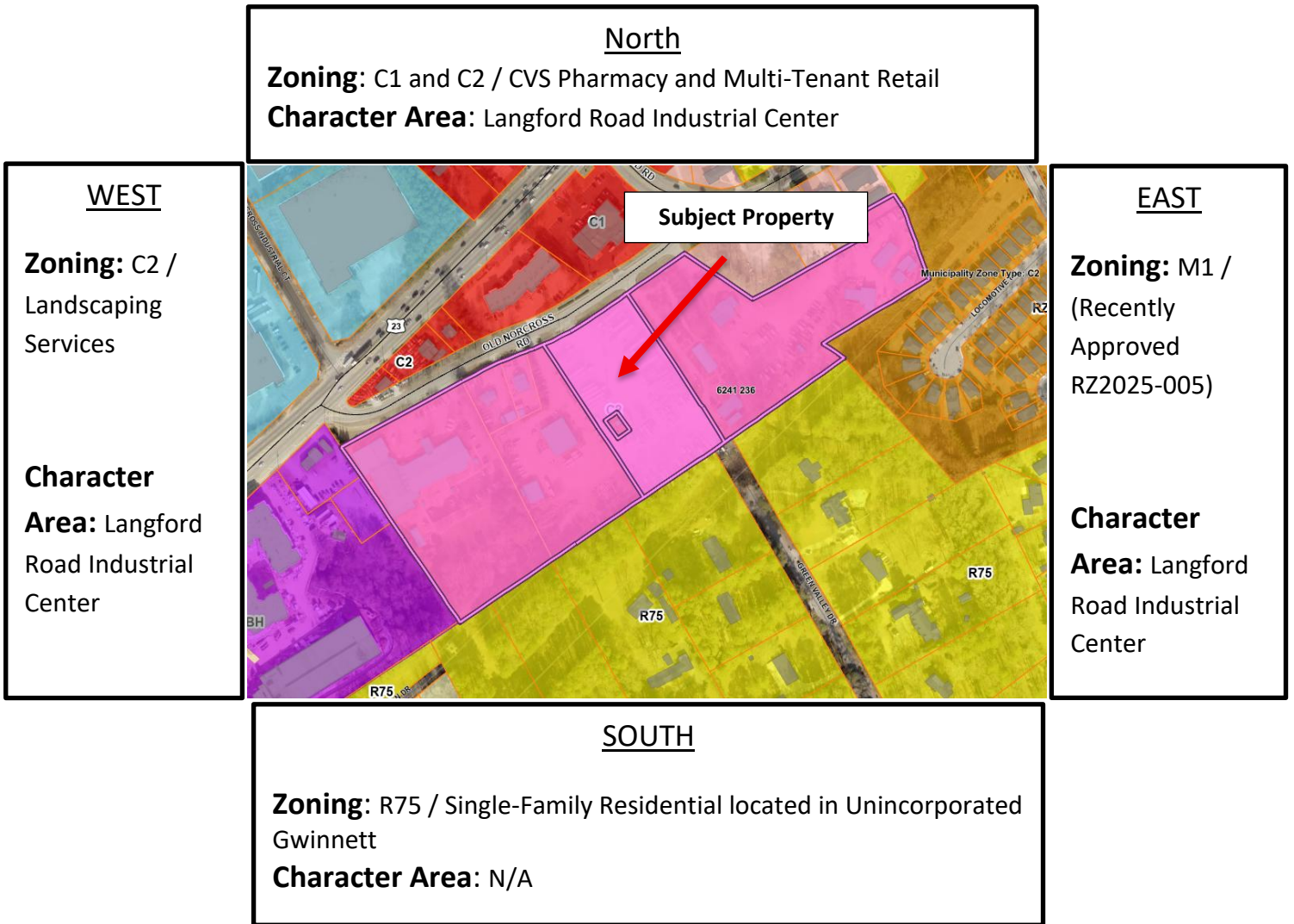
**6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

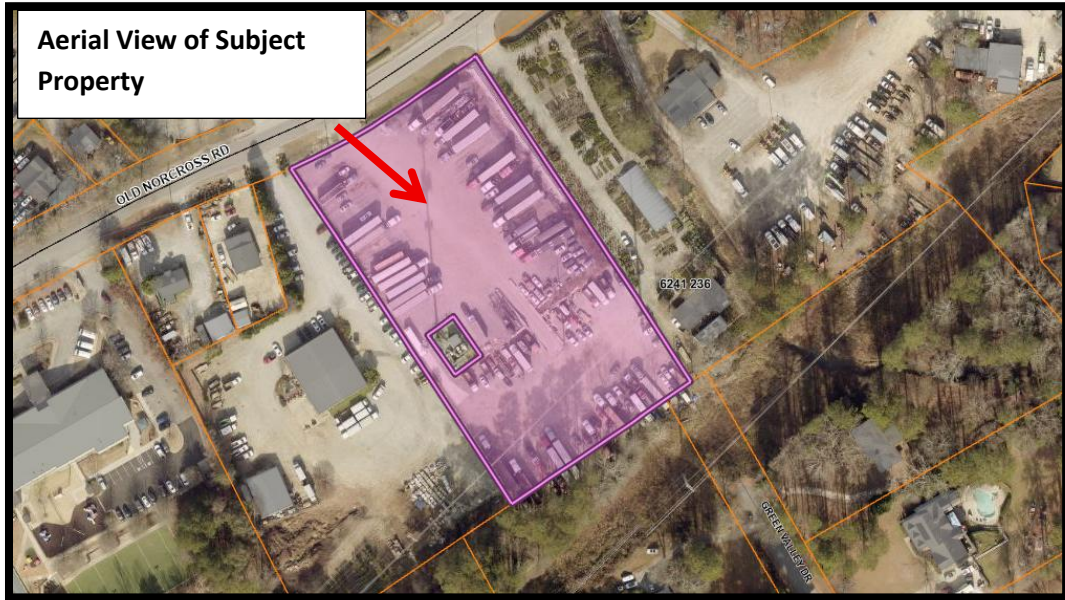
There are no known existing or changing conditions affecting the use of the property.

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| <b>Board</b> | <b>Meeting Type</b> | <b>Meeting Date</b> | <b>Time</b> | <b>Location</b>                        |
|--------------|---------------------|---------------------|-------------|----------------------------------------|
| P&Z          | Hearing             | 1/7/2026            | 6:30 PM     | Conference Room 2 <sup>nd</sup> Floor  |
| MCC Policy   | Meeting             | 1/20/2026           | 6:30 PM     | Conference Room 2 <sup>nd</sup> Floor  |
| MCC Regular  | Hearing             | 2/2/2026            | 6:30 PM     | Council Chambers 1 <sup>st</sup> Floor |







**Current zoning district for the property**

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.

**Requested zoning district for the property**

The M1 (Light Industry) district is comprised of lands that are located on, or have ready access to, a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

**Summary of the applicant's proposal**

The applicant is requesting to rezone to the M1 (Light Industry) zoning district on 2.95-acre lot to allow for the continuance of an existing nonconforming truck parking business. Due to a lapse in occupational tax certificates, the truck parking use lost its nonconforming status since the C2-General Business zoning district does not permit truck parking use. The applicant is not proposing any new development or land disturbance on the site.

**Existing Conditions**

The existing parking is surfaced with a mixture of gravel and broken asphalt. There is an existing six (6') foot chain link fence topped with barbed wire adjacent to Old Norcross Road. Along most of the western boundary line exists a six (6') foot chain link fence that is situated on top of an existing one (1') foot tall concrete block retaining wall. Along most of the eastern boundary line, however, there is a history of land disturbance created in 2021 that includes stacked three-foot (3') concrete blocks totaling at a minimum, 12 feet in height as a retaining wall which transitions into six (6') foot chain link fencing. In the rear yard, there is an existing 100-foot Georgia Power Easement, 20-foot sanitary sewer easement, and 30-inch corrugated metal piping adjacent to R-75 single-family lots which are in Unincorporated Gwinnett. The parcel that houses the existing telecommunications tower operates under different ownership and is not included in this rezoning request.

**Non-residential criteria**

**Proposed number of buildings:** None

**Impervious surface shown:** Maximum impervious allowed is 90 percent

**Proposed Use(s):** Truck/Vehicle Parking (Existing)

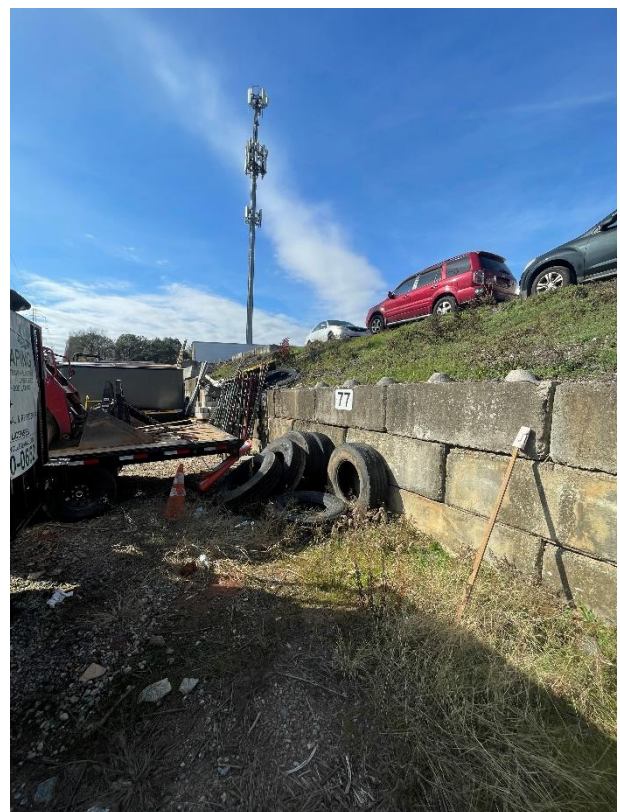
**City of Norcross Department Comments**

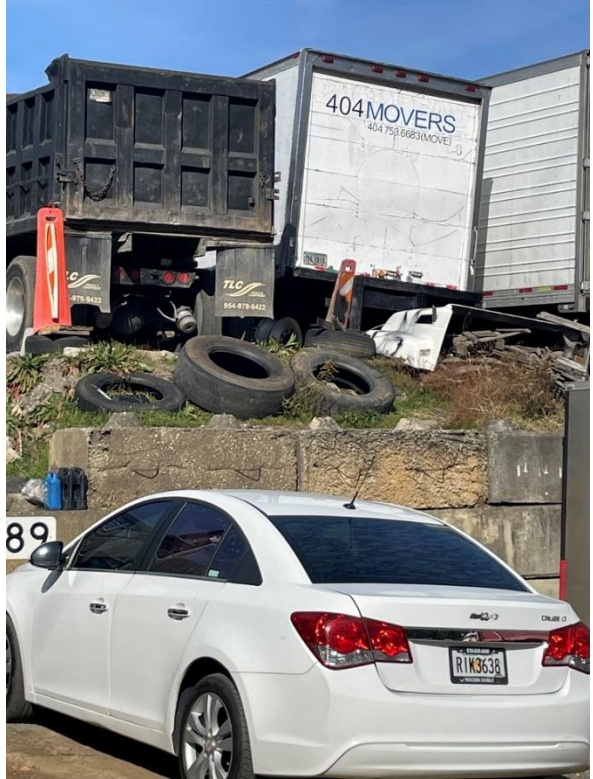
**Code Enforcement**

The property has a history of three Code Enforcement cases:

- CED2019-00436- Property maintenance; open/outdoor storage. April 2019.
- CED2019-00700- Property maintenance; open/outdoor storage. June 2019.
- CED2025-00679- Business without a license, outdoor storage, inoperable vehicles, storage for car dealerships. No citation has been issued.

The six pictures below are from December 22, 2025.





### **Economic Development**

Economic Development would only endorse approval of the requested rezoning if it includes conditions to bring the property into compliance with the standards in the Code. The Department understands that the property owner did not obtain permits prior to undertaking recent site improvements. Additionally, it is recommended that conditions be imposed as part of the rezoning to require adequate property drainage, stormwater management, and buffering measures to protect the integrity of the adjacent stream and nearby residential properties.

### **Engineering**

Most of the parcel coverage consists of disturbed soil (compacted over time by truck traffic), gravel, and asphalt. These areas are considered impervious. Stormwater management or ES&PC BMPs to manage runoff from the impervious areas is not labeled. The owner should hire a professional engineer to evaluate the site, conduct a survey, and design appropriate stormwater and ES&PC BMPs, then submit the plans to the City for review and approval.

The ramp and the retaining walls in the middle of the site, as well as the retaining wall along the northeast side, were constructed sometime between 2021 and 2022. These should be inspected by the City's Building Inspector.

### **Norcross Power**

No impact for Norcross Power





# REZONING APPLICATION

## PROPERTY OWNER'S INFORMATION

Owner's Name:

Stuart M. Scruggs and Stephanie W. Greene, c/o The Galloway Law Group, LLC

Owner's Address:

4062 Peachtree Road NE, Suite A330

City: Atlanta State: GA Zip Code: 30319

Phone: [REDACTED] Cell Phone: \_\_\_\_\_ Email: [REDACTED]

## APPLICANT'S CONTACT INFORMATION

Applicant's Name:

Old Norcross Truck Storage LLC c/o The Galloway Law Group, LLC

Applicant's Address:

4062 Peachtree Road NE

Suite: A330 City: Atlanta State: GA Zip Code: 30319

Phone: [REDACTED] Cell Phone: \_\_\_\_\_ Email: [REDACTED]

## PROPERTY LOCATION

Tax Parcel Number(s): R6241 236 Size in acres: Approx. 2.95 acres

Address(es): 5330 Old Norcross Road, Norcross, GA 30071

Number of existing structures: 0 Number of parking spaces: n/a

## PROPOSED USE

Current Zoning: C2 Requested Zoning: M1

Date of Pre-Application Mtg: 10/13/2025

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

Comp Plan Designation: Langford Rd I.C. If No, Comp Plan Amendment is required

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

If yes, what are the plans for the historic resources, if any, onsite n/a

\_\_\_\_\_  
\_\_\_\_\_

## Proposed Use Details:

The Applicant seeks only to continue using the Property for its historical truck parking use. The Applicant does not propose any new development or altering the use in any way. For additional information, please see the enclosed Letter of Intent and Impact Analysis.

### ITEMS THAT MUST ACCOMPANY APPLICATION


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

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

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

By Stuart Scruggs, for Old Norcross Truck Storage LLC

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Signature of Applicant  Date 10-30-2025

**CITY USE ONLY. DO NOT WRITE BELOW**

Date received: \_\_\_\_\_ Application Number: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Notes: \_\_\_\_\_

**DEADLINE AND HEARING SCHEDULE**

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

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

## Criteria and Standards for Considering a Rezoning

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

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

Please see the enclosed Impact Analysis.

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

Please see the enclosed Impact Analysis.

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

Please see the enclosed Impact Analysis.

- 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;

Please see the enclosed Impact Analysis.

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

Please see the enclosed Impact Analysis.

- 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.

Please see the enclosed Impact Analysis.

**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.

Stuart Scuggs     10-30-2025     Old Norcross Truck Storage LLC, by Stuart Scuggs  
 SIGNATURE OF APPLICANT     DATE     TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_     The Galloway Law Group, LLC, by Jordan Edwards  
 SIGNATURE OF APPLICANT'S     DATE     TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a City of Norcross Mayor/Council Member or a Member of the Planning and Zoning Board  
 \_\_\_\_\_ (YES or NO)

Old Norcross Truck Storage LLC, by Stuart Scuggs

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 contributions.

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**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.

\_\_\_\_\_ Old Norcross Truck Storage LLC, by Stuart Scruggs  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

 \_\_\_\_\_ The Galloway Law Group, LLC, by Jordan Edwards  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

\_\_\_\_\_ No \_\_\_\_\_ (YES or NO)

The Galloway Law Group, by Jordan Edwards

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 contributions.

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**LETTER OF INTENT  
APPLICATION FOR REZONING  
CITY OF NORCROSS, GEORGIA**

Old Norcross Truck Storage, LLC (the “Applicant”), at the direction of City of Norcross Community Development Department staff, requests the Rezoning of approximately 2.95 acres located at 5330 Old Norcross Road (Parcel Number 6241 236) (the “Property”) from the General Business (C2) district to the Light Industry (M1) district. The Applicant does not propose to undertake any development or even to alter the longtime use of the Property. Rather, the Applicant seeks only to continue using the Property for the same truck parking use that has occurred here for years. While the Property is currently zoned C2, it has never been used for the type of businesses that are Permitted Uses in the C2 district, probably because the Property’s unique physical characteristics prevent customary commercial development. Likely for this reason, the 2045 Comprehensive Plan Update assigns the Property to the “Langford Road Industrial Center” Character Area. This Rezoning is therefore intended to allow the continuation of the Property’s historic truck parking use and to bring the Property’s zoning classification into alignment with the Comprehensive Plan.

When the Applicant acquired the Property in 2020 it was being used for truck parking under a long-term lease, as it had been for many years, likely as a legal nonconforming use. The Property was in very poor condition at the time: old retaining walls were at risk of failure, broken stormwater pipes resulted in flooding every time it rained, and mountains of debris, rusted junk, and old tires were dumped in the back. Although the shutdowns that accompanied the Covid-19 pandemic made work difficult, the Applicant cleaned the Property and completed the necessary repairs. When the lessee unexpectedly walked away from the lease prematurely, the Applicant continued operating the truck parking business out of necessity. In that transitional period, the Applicant failed to renew the occupational tax certificate for the Property through a simple oversight. Due to a 2022 change to the wording of the City’s nonconforming uses regulation, Norcross Unified Development Ordinance Section 206-3, that nonrenewal resulted in the truck parking business losing the protection of its legal nonconforming status.

The Property is crisscrossed by various easements that limit its development for productive use. As depicted on the enclosed Boundary Survey, a one hundred (100) foot wide electrical power

transmission easement crosses diagonally through the rear of the Property, making that portion unbuildable. In the middle of the Property is a cell tower with an ingress/egress easement running through the Property's western side. On the eastern side, a 30" water main runs through the Property. Topographically, the Property is divided into two flat sections separated by a retaining wall, with the grade of the front level measuring 14 to 18 feet higher than the elevation of the lower level in the rear. A second retaining wall is required along the Property's eastern side lot line, as the adjacent property to the east is some 10 to 12 feet lower than the Property's front level. The combination of these physical characteristics makes the Property economically impractical to develop for the type of uses allowed in the C2 district. Further, the adjacent properties east and west of the Property have also historically been used for industrial uses and would further depress the viability of a new C2 use on the Property.

The Property is not suitable for typical C2 uses, and it's unknown why it was zoned C2 in the first place. As described above, the Property's topography and the various easements that burden it present substantial challenges to development, and neighboring industrial uses to the east and west as well as its total lack of visibility from the Buford Highway corridor will hinder the economic viability of typical C2 uses. On the other hand, none of these issues adversely impact a truck parking use, which explains this historic use of the Property. At the same time, the 2045 Comprehensive Plan Update classifies the Property and the surrounding area to an industrial Character Area that is intended to "Maintain [the] industrial tax base" of the City. *Norcross: Imagine our Future* at Page 30.

For all these reasons, and for the additional reasons documented in the enclosed *Impact Analysis*, the Applicant respectfully asks that the Norcross City Council approve this Rezoning as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards

Attorney for the Owner/Applicant

4026 Peachtree Road NE, Suite A330  
Atlanta, Georgia 30319

**IMPACT ANALYSIS  
APPLICATION FOR REZONING  
CITY OF NORCROSS, GEORGIA**

Old Norcross Truck Storage, LLC (the “Applicant”), requests the Rezoning of approximately 2.95 acres located at 5330 Old Norcross Road (Parcel Number 6241 236) (the “Property”) from the General Business (C2) district to the Light Industry (M1) district. As described in the *Letter of Intent*, the Applicant makes this request at the direction of Community Development Department staff to align the Property’s zoning with its Character Area designation in the Comprehensive Plan, and to preserve the historic, industrial use of the Property. Development of the site for a typical C2 use would be extremely difficult, and the economic viability of such C2 uses would be doubtful given the Property’s location. On the other hand, the requested Rezoning is consistent with both the Standards Governing Review listed at Section 103-11(a) of the Norcross Unified Development Ordinance (UDO) and the factors for consideration listed at UDO Section 104-5(c)(5)c., as documented below:

**1. Standards Governing Review, UDO Sec. 103-11(a).**

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

The proposed Rezoning will permit the Property’s historic truck parking use, which is suitable in view of the use and development of adjacent and nearby properties. The Applicant does not propose any new development or using the Property differently from its historic use. Aside from a cell tower, the Property has only been developed for gravel parking lots that are not impacted by the various easements burdening the site. Adjacent properties to the east and west are similarly developed with large gravel lots and have industrial uses that involve truck parking, which can occupy the areas within the 100-foot-wide electrical power transmission easement crossing the rear of all three parcels. Behind this easement, a second 100-foot minimum power transmission easement runs parallel to the first, providing a substantial buffer between these adjacent industrial uses and the residential uses to the south. To the north, across Old Norcross Road from the Property, is a small shopping center.

**b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The Applicant does not propose making any changes to the current development or use of the Property. Rather, the Applicant only seeks to continue the same, historic use of the Property for truck parking. As such, the Rezoning will not adversely impact existing uses or the usability of nearby properties. Moreover, even if at some future date the Property changes to a different use permitted in the M1 district, the two 100-foot-wide power easements described above will continue providing an appropriate buffer to the residential uses to the south.

**c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**

As described in the *Letter of Intent*, several factors make it unlikely that the Property can be economically developed for the C2 district's Permitted Uses. Even if developed, neighboring industrial uses and a total lack of visibility from the commercial thoroughfare of Buford Highway would challenge the viability of any business trying to operate a C2 use here. These limitations would drastically reduce the Property's value if marketed for sale. The last time the Property was sold, it transferred at a price reflecting the fact that truck parking was an allowed use on the Property. If the Rezoning is not approved such that truck parking is no longer allowed due to the lost legal nonconforming status, the Property would be worth a fraction of its most recent purchase price due to the impracticality of a C2 use. Accordingly, the Property does not have a reasonable economic use as currently zoned.

**d. 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 propose making any changes to the Property's current development or use. Rather, the Applicant only seeks to continue the same, historic use of the Property. This use comprises gravel parking lots and no buildings, so it does not burden utilities. The Property is in an industrial area straddling Buford Highway, so the impact on existing City streets and transportation facilities is minimal. The use does not affect local schools. Because the proposed use has already operated at the Property for many years, the Rezoning will not result in a change of use that would cause an excessive or burdensome use of any of these public resources.

**e. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan; and**

The 2045 Comprehensive Plan Update assigns the Property to the “Langford Road Industrial Center” Character Area, which is intended to “Maintain [the] industrial tax base” of the City. *Norcross: Imagine our Future* at Pages 15, 30. Generalized Uses listed as compatible with this Character Area include “Heavy commercial (auto related, outdoor storage)”, “Light industrial and warehousing”, and “Transportation, Communication, Utilities”. *Id.* at Page 38. The proposed Rezoning returns the Property to a zoning district that is aligned with the Langford Road Industrial Center and allows a use that is completely consistent with this Character Area’s purpose. Accordingly, the Rezoning totally conforms to the policy and intent of the Comprehensive Plan.

**f. 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.**

Through a simple administrative oversight, the occupational tax certificate was not renewed after the long-term lessee of the Property walked away from the lease in 2023, forcing the Applicant to operate the truck parking business independently. A text amendment adopted in 2022 gave this oversight the effect of destroying the business’s legal nonconforming protection in the C2 district. Unfortunately, the Property is difficult to develop and is a bad location for C2 uses. The Rezoning would allow the truck parking use to continue as a Permitted Use in the M1 district and would also bring the Property’s zoning into alignment with the Comprehensive Plan.

**2. Factors for Consideration, UDO Sec. 104-5(c)(5)c.**

**a. A description of the extent to which the property value of the subject property is diminished by the existing zoning district classification;**

As described above, the Property has historically been used for industrial purposes and has been used for truck parking for many years. While this use could operate in the C2 district as a legal nonconforming use, the loss of that protection makes the Property unusable for its historic uses. Unfortunately, the Property would be difficult to develop for a typical C2 use and is in a bad location for a C2 business. Accordingly, the value of the Property is greatly diminished by the existing zoning district classification.

**b. The existing value of the property contained in the application for rezoning under the existing zoning classification;**

The Applicant purchased the Property for \$750,000.00, when it was being used for truck parking and was intended to continue being used for truck parking.

**c. The value of the property contained in the application for rezoning under the proposed zoning classification;**

If the truck parking use is allowed to continue on the Property under the M1 zoning district, the Property should maintain its value. On the other hand, the loss of this use of the Property would dramatically diminish its value.

**d. A description of any existing use of the property, including a description of all structures presently occupying the property;**

The Property is crisscrossed by numerous easements of different types. These easement areas may be used for gravel parking areas, but they may not be used for the development of a building. Consequently, the Property is improved for two gravel parking areas separated by a retaining wall. The Property is surrounded by a fence with a gate across the driveway. A cell tower is developed on a separate parcel near the middle of the Property.

**e. The length of time the property has been vacant or unused as currently zoned;**

The Property has historically been used for truck parking. It was during the process of applying for a new occupational tax certificate that the issue of the nonconforming use was brought to the Applicant's attention. This Rezoning request is submitted to resolve the issue.

**f. A detailed description of all efforts taken by the property owners to use the property or sell the property under the existing zoning classification.**

The Applicant took on the operation of the truck parking use out of necessity when a lessee unexpectedly walked away from a long-term lease in 2023. The Property is not developed for a C2 use. The Applicant does not want to sell the Property, but fears that the Property's value will be slashed if it can only be used for C2 uses, since it is not a good candidate for C2 uses.



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

## AGENDA REPORT

To: Planning & Zoning Board

From: Helen Balch, AICP  
Community Development & Planning Director

Meeting Date: January 7, 2026 – Amendment to the Unified Development Ordinance

Item No.: 2025-434

Title: Amendment to the Unified Development Ordinance

CC: Eric Johnson, City Manager  
Tracy Rye, AICP, Assistant City Manager

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### Recommendation

Staff recommends review of several proposed changes to the Unified Development Ordinance (UDO). Items to be removed are shown in red strikethrough; items to be added are shown in bold, underlined italics, and highlighted in yellow in the attached documents.

### Background

The Community Development and Planning Department is continuing its work to make the Unified Development Ordinance (UDO) easier to understand and use. The proposed amendments focus on refining definitions, updating procedural standards, and clarifying existing regulations. These updates also ensure the UDO aligns with the goals and direction of the 2045 Comprehensive Plan.

Amendments are proposed to the following sections of the UDO:

#### **Chapter 100 General and Administrative Provisions, Article II. Definitions**

#### **Chapter 200 Land Use and Zoning, Article I, Division 2**

***Sec. 201-22 CX Community Mixed Use***

***Sec. 201-23 BH Buford Highway***

#### **Chapter 200 Land Use and Zoning, Article II Supplemental and Accessory Use Standards:**

***Sec. 202-2 Supplemental use standards(aa)(3)***

***Sec. 202-3 Accessory uses or structures***

#### **Chapter 200 Land Use and Zoning, Article III Parking and Loading**

***Sec. 203.9 Minimum number of spaces required***

## Chapter 400

**Sec. 407-4 Applicability criteria for stormwater management standards**

**Sec. 407-5 Exemptions from stormwater management standards**

### Financial Impact

N/A

### Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment

### Attachments

UDO Chapter 100, 200, and 400 proposed changes

### Update

# Ordinance TEXT2026-001

## An Amendment to the City Code of Ordinance

Chapter and Purpose: Subpart B Unified Development Ordinance, Section as noted.

Enacting Clause; The Mayor and City Council of the City of Norcross, Georgia hereby ordains that the adopted Code of Ordinances is hereby amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that all following provisions shall become and be made part of the Code of the City of Norcross.

1. Amendment to edit the language as noted on the attached, to add those items shown as underlined and highlighted, and delete those items shown as red strikethrough, any items completely deleted are reserved. For purposes of defined items, new definitions are added where they fit alphabetically within the existing defined terms section.

### Sec. 102-2. Defined terms.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Note that for flood-plain management, specific definitions exist in chapter 400 article IV which only relate to items applicable to that section.

#### S

*Secondary conservation* areas mean areas that are desirable to be included in conservation space, but which may or may not be suitable to be permanently protected. Examples are pocket parks, neighborhood greens and stormwater management facilities that may revert to a relatively natural state.

*Security lighting* means any light source used to illuminate a building, structure or property during evening hours that seeks to deter criminal activity.

*Sediment* means solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice or gravity as a product of erosion.

*Sedimentation* means the process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

***Service Bay* means the section of a motor vehicle repair facility intended or used for temporary storage of motor vehicles, during repair or service of such vehicles. The total number of service bays shall be the maximum number of motor vehicles that could be serviced and stored within the facility.**

*Setback* means:

- (1) With respect to a stream, the distance that defines the width of a protective buffer, measured from the boundary of the feature of the landscape (e.g., a wetland or streambank) that the buffer is designed to protect.
- (2) With respect to buildings and structures, the mandatory clear distance between a lot line and a building or structure.

*Sign*: for all sign related definitions see Section 204-3.

*Significant groundwater recharge areas* mean areas mapped by the Georgia Department of Natural Resources in Hydrologic Atlas 18, 1989 edition. Mapping of recharge areas is based on outcrop area, lithology (chemical nature and form of the rock), soil type and thickness, slope, density of lithologic contacts, geologic

structure, presence of karst topography (sinkholes, caves and fissures associated with limestone and other carbonate rocks), and potentiometric surfaces.

**Sec. 201-22. CX community mixed-use.**

- (a) *CX purpose.* The CX community mixed-use district is established to provide suitable locations for a compatible mix of residential uses, retail goods and services, office uses, and dedicated open space that serves the needs of the region.
- (b) *CX lot development standards.*

|                                                                                               |                                                                                                                         |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Lot dimensions</b>                                                                         |                                                                                                                         |
| Minimum lot area                                                                              | None                                                                                                                    |
| Minimum lot width                                                                             | None                                                                                                                    |
| Minimum lot frontage                                                                          | None                                                                                                                    |
| <b>Maximum residential density</b>                                                            |                                                                                                                         |
| Townhouse                                                                                     | 15 dua                                                                                                                  |
| Multi-family residence                                                                        | 35 dua                                                                                                                  |
| <b>Minimum setbacks</b>                                                                       |                                                                                                                         |
| <i>Principal building</i>                                                                     |                                                                                                                         |
| Front (from right-of-way)                                                                     | 40'                                                                                                                     |
| Side                                                                                          | 0'<br>Required 30' each yard if abutting residential district                                                           |
| Rear                                                                                          | 0'<br>Required 40' if abutting residential district                                                                     |
| <i>Accessory building</i>                                                                     |                                                                                                                         |
| From principal structure                                                                      | 5'                                                                                                                      |
| Front                                                                                         | Not allowed                                                                                                             |
| Side                                                                                          | 5' unless abutting a residential district, then 15'                                                                     |
| Rear                                                                                          | 5' unless abutting a residential district, then 15'                                                                     |
| <b>Maximum height</b>                                                                         |                                                                                                                         |
| Principal                                                                                     | See the appropriate comprehensive plan character area<br>35' if abutting residential<br>72' if abutting other districts |
| Accessory                                                                                     | 20'                                                                                                                     |
| Impervious surface coverage                                                                   | 80%                                                                                                                     |
| <b>Note: Maximum multi-family density as allowed in the comprehensive plan character area</b> |                                                                                                                         |

- (c) *CX supplemental regulations.*
  - (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
  - (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
  - (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
  - (4) Signs—see chapter 200, article IV, sign regulations.
- (d) *CX permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.
  - (1) *Residential—household residence.*
    - a. ~~Multi family residence.~~

**ab. Townhouse.**

- (2) *Residential—miscellaneous, lodging, rooms for rent situations.*
  - a. Hotel.
- (3) *Sales and rental of goods, merchandise, and equipment.*
  - a. Art gallery.
  - b. Equipment rental—no heavy equipment or outdoor storage.
  - c. Plumbing, electrical, pool, and home building supply showrooms and sales centers—no outdoor storage.
  - d. Retail sales.
  - e. Studio or meeting facility.
- (4) *Services—office, clerical, repair, research, and personal not primarily related to the sale of goods or merchandise.*
  - a. Banks and financial institutions.
  - b. Building, electrical or plumbing contractors—provided no equipment or materials are stored outside.
  - c. Business college or business school operated as a business enterprise.
  - d. Day care center.
  - e. Funeral home.
  - f. Medical or dental office or clinic.
  - g. Outdoor theater.
  - h. Personal service.
  - i. Professional and business office.
  - j. Professional service.
  - k. Taxi cab or limousine service.
- (5) *Manufacturing, wholesale, and warehousing.*
  - a. Radio, recording, or television studio and broadcasting station.
  - b. Wholesale trade/distribution office.
  - c. Logistics.
- (6) *Educational, cultural, religious, philanthropic, social, or fraternal.*
  - a. Places of public assembly.
  - b. Private college, university, community college.
  - c. Library, museum, art gallery, art center, and similar uses.
  - d. Private school, trade or vocational school.
  - e. Social, fraternal, clubs, and lodges.
  - f. Event facilities.
- (7) *Recreation, amusement, entertainment.*

- a. Activity conducted entirely within a building or substantial structure (e.g. theater).
  - b. Pool hall or billiard hall—three or more tables.
- (8) *Food and drink.*
- a. Catering or food preparation businesses.
  - b. Restaurant—with or without drive-in or drive-thru facility.
  - c. Microbreweries/microdistilleries.
  - d. Brew pubs.
- (9) *Storage and parking.*
- a. Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related.
- (10) *Services and enterprises related to animals.*
- a. Veterinarian—including veterinary clinics with no outdoor kennel or boarding.
- (11) *Mixed-use.*
- a. Mixed-use as defined in chapter 100, article II.
- (e) *CX special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
- (1) *Residential—miscellaneous, lodging, rooms for rent situations.*
- a. Extended stay hotel.
  - b.B Multifamily residential**
- (2) *Sales and rental of goods, merchandise, and equipment.*
- a. Building material sales with outdoor storage.
  - b. Fuel sales.
  - c. Fuel sales when accessory to a permitted retail use.
  - d. Garden supply centers and greenhouses—including outdoor **displaystorage**.
  - e. Similar retail establishment not listed—compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (3) *Services—office, clerical, repair, research, and personal not related to the sale of goods or merchandise.*
- a. Hospital, clinic, or other medical treatment facility in excess of 10,000 square feet.
  - b. Tattoo and/or body piercing establishment.
  - c. Similar service establishment not listed—compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (4) *Manufacturing, wholesale, and warehousing.*
- a. Wholesale warehouse—no outdoor storage.
- (5) *Recreation, amusement, entertainment.*
- a. Activity conducted outside enclosed building or substantial structure (e.g. driving range).
  - b. Event hall.
- (6) *Storage and parking.*

- a. Landscaping services.
- (7) *Miscellaneous public, semi-public facilities, and utilities.*
  - a. Telecommunication antenna.
  - b. Telecommunication tower.
- (f) *CX accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
- (g) *CX residential density bonus incentive* ~~(available in the I-85 activity center character area only).~~
  - (1) *Structured parking.* A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus:
    - a. An additional ten percent density bonus if providing electric vehicle charging stations for five (5) percent of the parking spaces are provided, with a minimum of five (5) charging stations, or;**
    - b. Additional five (5) percent density bonus if the development provides bicycle parking/facilities and the development has direct access to a bus route.**
  - (2) *Green building materials.* A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the Green Building Alliance or LEED or site components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:
    - a. Green roof components.
    - b. Roof mounted solar panels.
    - c. Cool roofing materials.
    - d. Energy efficient windows.
    - e. Rain gardens or bio-swales.
    - f. Geothermal.
    - g. Permeable pavement.
    - h. Native planting.
    - i. Stormwater planters.
    - j. Parking lot run-off landscaping.
  - (3) *Calculation of density bonuses.*
    - a. Density bonuses are applied to the maximum **permitted** residential density.
    - b. A density bonus is rounded up on the half, 0.5, unit, or above.
    - c. Density bonuses authorized under this section may be combined; however, the maximum total density bonus shall not exceed:**
      - 1. Fifty-two (52) percent for residential-only developments; or**
      - 2. Seventy-five (75) percent for mixed-use developments that include a residential component.**
    - c. **A structured parking bonus and a green building materials bonus may be combined for a maximum 75 percent increase to the maximum residential density-density bonus limits established in subsection (c) above.**

(Ord. No. 08-2019, § I, 6-3-2019; Ord. No. 12-2020, § I, 12-7-2020; Ord. No. 05-2021, § I, 5-3-2021; Ord. No. 06-2023, § I, 7-10-2023)

**Sec. 201-23. BH Buford Highway.**

(a) *BH purpose.* The Buford Highway district is intended to encourage the redevelopment of Buford Highway in conformance with the vision for the corridor in the city's comprehensive plan and the Buford Highway Master Plan as a mixed-use and multimodal corridor. The district utilizes design standards and land use controls that will provide the necessary transition from the industrial and commercial character into the historic areas of the city, while maintaining opportunity for growth and economic vibrancy. To this end, in order to promote the vision of the city, any multifamily project within the district shall present, for administrative approval by the Mayor and Council at a regularly scheduled meeting, a plan for the mix of uses proposed for any site before moving beyond preliminary design review and approval of staff and the Architectural Review Board.

(b) *BH lot development standards.*

|                                            |                                                                                                                                                        |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot dimensions</b>                      |                                                                                                                                                        |
| Minimum lot area                           | None, <b>unless specified below</b>                                                                                                                    |
| Minimum lot width                          | None                                                                                                                                                   |
| Minimum lot frontage                       | None (subject to DOT approval)                                                                                                                         |
| <b>Maximum residential density</b>         |                                                                                                                                                        |
| Townhouse                                  | 15 du/a                                                                                                                                                |
| Multi-family residence                     | 35 du/a                                                                                                                                                |
| <b>Minimum setbacks</b>                    |                                                                                                                                                        |
| <i>Principal building</i>                  |                                                                                                                                                        |
| Front (from right-of-way)                  | No minimum, with 20' maximum                                                                                                                           |
| Side                                       | 20' if abutting residential                                                                                                                            |
| Rear                                       | 40' if abutting residential                                                                                                                            |
| <i>Accessory building</i>                  |                                                                                                                                                        |
| From principal structure                   | Per Fire Marshall's office                                                                                                                             |
| Front                                      | NA                                                                                                                                                     |
| Side                                       | NA                                                                                                                                                     |
| Rear                                       | 40' if abutting residential                                                                                                                            |
| <b>Maximum Height</b>                      |                                                                                                                                                        |
| Principal                                  | <b>See the appropriate comprehensive plan character area narrative</b><br><b>35' if abutting residential</b><br><b>72' if abutting other districts</b> |
| Accessory                                  | <b>20' 12"</b>                                                                                                                                         |
| <b>Maximum impervious surface coverage</b> | 90%                                                                                                                                                    |

**Note: Maximum multi-family density as allowed in the comprehensive plan character area.**

(c) *BH supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *BH permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.

(1) *Residential—household residences.*

a. Townhouse.

**b. Multi-family residential—south of Buford Highway, parcel must have direct frontage on Buford Highway and minimum of two (2) acres. See below under BH special permitted uses, for lots under two (2) acres.**

**c. Multi-family residential—not to exceed 350 feet north of the centerline of Buford Highway between Lively Avenue, Magnolia Street, and Holcomb Bridge Road.**

**d. Where practical, any project including multi-family residential uses need to be part of an overall mixed use development within the scope of the city's mixed use definition in chapter 100, with the mix of use types approved as enumerated above in subsection (a). Amendments to previously approved mix of use types also require Mayor and Council approval.**

(2) *Sales and rental of goods, merchandise and equipment.*

a. Art gallery.

b. Retail sales, except automotive related retail sales are not allowed.

c. Studio or meeting facility.

(3) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*

a. Banks and financial institutions.

b. Business college or business school operated as a business enterprise.

c. Day care center.

d. Medical or dental office or clinic.

e. Personal service.

f. Professional service.

g. Professional and business office.

(4) *Recreation, amusement, entertainment.*

a. Activity conducted entirely within building or substantial structure—theater, bowling alley, skating rink, shooting range, movie theatre, game room, etc.

(5) *Food and drink.*

a. Restaurant.

b. Brew pubs.

c. Microbreweries/microdistilleries—with or without food.

d. Catering facilities.

(6) *Educational, cultural, religious, philanthropic, social or fraternal.*

a. Places of public assembly.

b. Library.

c. Museum.

- 
- d. Art galleries, art centers and similar uses.
  - e. College, university, community college—including associated facilities such as dorms, offices, athletic fields, etc.
- (7) *Mixed-use.*
- a. Mixed-use as defined in chapter 100, article II.
- (e) *BH special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
- (1) *Residential—miscellaneous, lodging, rooms for rent.*
- a. Hotel.
  - b. Multifamily residential under two (2) acres**
- (2) *Sales and rental of goods, merchandise and equipment.*
- ~~a. Fuel sales.~~
  - ab.** Any retail establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (3) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*
- a. Any service establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (4) *Storage and parking.*
- a. Automobile parking garage.
  - b. Standalone parking.
  - c. Landscaping services.
- (5) *Miscellaneous semi-public facilities and utilities.*
- a. Telecommunications antenna.
  - b. Telecommunications tower.
- (f) *BH accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
- (g) *BH residential density bonus incentive.*
- (1) *Structured parking.* A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus:
- a. ~~An additional 10 percent density bonus if providing Electric Vehicle charging stations for five (5) percent~~ of the parking spaces are provided, with a minimum of five (5) charging stations.**
  - b. Additional five (5) percent density bonus if the development provides bicycle parking/facilities and the development has direct access to a bus route.**
- (2) *Green building materials.* A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the

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Green Building Alliance or LEED, or site components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:

- a. Green roof components.
  - b. Roof mounted solar panels.
  - c. Cool roofing materials.
  - d. Energy efficient windows.
  - e. Rain gardens or bio-swales.
  - f. Geothermal.
  - g. Permeable pavement.
  - h. Native planting.
  - i. Stormwater planters.
  - j. Parking lot run-off landscaping.
- (3) *Calculation of density bonuses.*
- a. Density bonuses are applied to the maximum **permitted** residential density.
  - b. A density bonus is rounded up on the half, 0.5, unit or above.
  - c. Density bonuses authorized under this section may be combined; however, the maximum total density bonus shall not exceed:**
    - 1. Fifty-two (52) percent for residential-only developments; or**
    - 2. Seventy-five (75) percent for mixed-use developments that include a residential component.**
  - de. A structured parking bonus and a green building materials bonus may be combined for a maximum 75 percent increase to the maximum residential density density bonus limits established in subsection (c) above.**

(Ord. No. 08-2019, § I, 6-3-2019; Ord. No. 05-2021, § I, 5-3-2021; Ord. No. 08-2022, § I, 8-1-2022)

## **Sec. 202-2. Supplemental use standards.**

(aa) Telecommunications antenna and towers

- (3) *Permitted uses.* New towers shall be allowed only in M1, light industry district, and C2, general business district, **CX community mixed use and BH Buford Highway zoning districts** by special use permit under this section including the procedures set forth in subsection (5), special use permit, and as governed by this UDO.
- (4) *Administrative approvals.* The Community Development Department head may administratively approve the installation of an antenna on any existing tower or structure (such as a building, sign, light pole, water tower, or other freestanding nonresidential structure) whether or not the structure or tower is grandfathered so long as the additional structure adds no more than 20 feet to the height of the existing tower or structure. This administrative approval process may include any related equipment structures.
- (5) *Special use permits.*
  - a. *General.* The following provisions shall govern the issuance of special use permits:

1. Towers are permitted as of right in the M1 district. A special use permit is required for the installation and construction of a tower or antenna in the C2, CX and BH zoning districts.
2. In granting a special use permit, the Mayor and Council may impose zoning conditions to the extent the Mayor and Council concludes such conditions are necessary to buffer or otherwise minimize any adverse effect of the proposed tower on adjoining properties.
3. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical shall be certified by a licensed professional engineer.

**Sec. 202-3. Accessory uses or structures.**

(b) *Accessory dwelling unit (ADU).*

- (1) An ADU may be developed in or behind an existing or new main dwelling.
- (2) To keep true to its accessory size, an ADU may not exceed 40 percent of the floor area of the main dwelling.
- (3) An ADU may have up to two bedrooms.
- (4) The owner of the property is required to reside in either the main dwelling or the ADU **for at least eight months of the year.**
- (5) If detached from the main dwelling, an ADU must be located in the rear yard and have a footprint no greater than 30 percent of the rear yard.
- (6) If the ADU is combined with a garage, the total floor area may be in addition to the square footage of the garage.
- (7) The ADU shall meet all rear and side yard setback requirements **of the principal structure and when detached, be at least 5' away from the principal structure.**
- (8) The ADU shall not be higher than the main dwelling.
- (9) No additional parking spaces are required, **however all vehicles must fit in the driveway or garage on site.**

**(10) Only one ADU per lot.**

**Sec. 203-9. Minimum number of spaces required.**

The following are the minimum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use as determined by the Community Development Director.

| Use                             | Number of parking spaces                                                   |
|---------------------------------|----------------------------------------------------------------------------|
| <b>Residential</b>              |                                                                            |
| <i>Household residences</i>     |                                                                            |
| Single-family detached dwelling | 3 per dwelling unit                                                        |
| Duplex dwelling                 | 2 per dwelling unit                                                        |
| Townhouse dwelling              | 2 per dwelling unit; plus<br>1 additional space for every 4 dwelling units |
| Multi-family dwelling           | 2 per dwelling unit; plus<br>1 additional space for every 4 dwelling units |
| Mixed-use dwelling              | 2 per dwelling unit; plus<br>1 additional space for every 4 dwelling units |

|                                                                                                              |                                                                                                             |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <i>Group, institutional and social service living</i>                                                        |                                                                                                             |
| Child care institution, congregate personal care, convalescent, group day care, personal care, nursing homes | 1 per 2 residents of design capacity                                                                        |
| Membership dwelling (fraternity, etc.)                                                                       | 1 per 2 residents of design capacity                                                                        |
| Retirement community                                                                                         | 2 per dwelling unit                                                                                         |
| Rooming and boarding house                                                                                   | 1 per guest room                                                                                            |
| <i>Miscellaneous, lodging, rooms for rent</i>                                                                |                                                                                                             |
| Accessory dwelling unit                                                                                      | No additional spaces are required                                                                           |
| Bed and breakfast inn                                                                                        | 1 per guest room                                                                                            |
| Hotel or motel (except bed & breakfast inn)                                                                  | 1 per guest room; or<br>1.5 per guest room if hotel has a restaurant, lounge and/or meeting facilities      |
| Rooming house (e.g. Air BnB, VRBO, HomeAway)                                                                 | 2 per dwelling unit                                                                                         |
| <b>Commercial and services</b>                                                                               |                                                                                                             |
| ALL COMMERCIAL/SERVICES EXCEPT AS LISTED BELOW                                                               | 1 per 400 sf GFA                                                                                            |
| Adult entertainment                                                                                          | 1 per 200 sf GFA                                                                                            |
| Amusement or recreational attraction                                                                         | See places of public assembly                                                                               |
| Amusement park                                                                                               | 1 per 2,000 sf                                                                                              |
| Amusement/gaming parlor                                                                                      | 1 per 400 sf GFA                                                                                            |
| Animal hospital or veterinarian clinic                                                                       | 1 per 300 sf of GFA                                                                                         |
| Antique shop                                                                                                 | 1 per 400 sf GFA                                                                                            |
| Art gallery                                                                                                  | 1 per 400 sf GFA                                                                                            |
| Artist's studio                                                                                              | 1 per 200 sf GFA                                                                                            |
| Automobile rental establishment                                                                              | 1 per 200 sf GFA                                                                                            |
| Automobile rental establishment trucks or trailers                                                           | 1 per 400 sf GFA                                                                                            |
| Banks and financial institutions                                                                             | 1 per 400 sf GFA                                                                                            |
| Beauty parlor, barber shop, hair salon, or nail salon                                                        | 1 per 300 sf GFA; or<br>2 per barber chair, whichever is greater                                            |
| Bowling alley                                                                                                | 4 per bowling alley lane                                                                                    |
| Building material sales with outdoor storage yards                                                           | 1 per 2,000 sf GFA of storage area                                                                          |
| Business service establishment, miscellaneous                                                                | 1 per 400 sf GFA                                                                                            |
| Car wash                                                                                                     | 1 per 200 sf GFA office space, plus sufficient stacking space for 5 vehicles per bay or per conveyer system |
| Community garden                                                                                             | None required                                                                                               |
| Community recreation facility                                                                                | 1 per 400 sf GFA                                                                                            |
| Convenience food stores with fuel pumps                                                                      | 1 per 300 sf GFA                                                                                            |
| Convenience food stores without fuel pumps                                                                   | 1 per 250 sf GFA                                                                                            |
| Crematorium                                                                                                  | 1 per 400 sf GFA of office space                                                                            |
| Dance studios or schools                                                                                     | 1 per 50 sf GFA                                                                                             |
| Day care center                                                                                              | 1 per 5 children of design capacity                                                                         |
| Department store                                                                                             | 1 per 800 sf GFA                                                                                            |
| Doctor, dentist or chiropractor office                                                                       | 1 per 200 sf GFA                                                                                            |
| Dry cleaning, pick-up and delivery stations                                                                  | 1 per 400 sf GFA                                                                                            |
| Emission inspection station                                                                                  | 1 per 100 sf GFA                                                                                            |
| Equipment rental                                                                                             | 1 per 400 sf GFA                                                                                            |

|                                                                                            |                                                                                                                 |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Places of public assembly (churches, event facility)                                       | 1 per 150 sf GFA in largest assembly room                                                                       |
| Farm (heavy) equipment, mobile home, recreational vehicles and equipment sales and service | 2 per 1,000 sf of indoor sales area plus 1 for each 2,500 sf outdoor sales area plus 2 each service bay         |
| Food catering service                                                                      | 1 per 400 sf of GFA                                                                                             |
| Funeral home                                                                               | 1 per 75 sf GFA used for assembly                                                                               |
| Furniture rental or sales                                                                  | 1 per 500 sf GFA                                                                                                |
| Health club or spa                                                                         | 1 per 150 sf GFA                                                                                                |
| Indoor flea market                                                                         | 1 per 300 sf GFA                                                                                                |
| Instruction of fine arts                                                                   | 1 per 200 sf GFA                                                                                                |
| Instructional dance studio                                                                 | 1 per 100 sf GFA                                                                                                |
| Junk and salvage yards                                                                     | 1 per 200 sf GFA of office space                                                                                |
| Landscaping services                                                                       | Minimum of 5 spaces                                                                                             |
| Laundries and dry cleaning establishments, including self-service                          | 1 per 400 sf GFA                                                                                                |
| Lockbox retailer                                                                           | 1 per 20 lockboxes                                                                                              |
| Medical or dental clinic, massage therapist                                                | 1 per 300 sf of GFA                                                                                             |
| Microbrewery                                                                               | 1 per 150 sf GFA of customer gathering space                                                                    |
| Mixed uses                                                                                 | Total of all uses, less 25%                                                                                     |
| Motion picture theater                                                                     | See places of public assembly                                                                                   |
| Motor vehicle repair shop                                                                  | 2 per <b>service</b> bay; plus<br>1 per 200 sf GFA of customer waiting space                                    |
| Motor vehicle (auto) sales and rental                                                      | 2 per 1,000 sf of indoor sales area; plus<br>1 for each 2,500 sf outdoor sales area; plus<br>2 each service bay |
| Motor vehicle sales and service: trucks & heavy equip.                                     | 2 per 1,000 sf of indoor sales area; plus<br>1 for each 2,500 sf outdoor sales area; plus<br>2 each service bay |
| Motor vehicle service and fuel station                                                     | 2 per service bay plus 1 for every 200 sf GFA retail space                                                      |
| Offices, professional or business                                                          | 1 per 400 sf of GFA                                                                                             |
| Office/showroom facility                                                                   | 1 per 800 sf GFA                                                                                                |
| Open air market and outdoor flea market                                                    | 1 per 2,500 sf of outdoor sales area                                                                            |
| Outdoor theater                                                                            | 1 per 3 seats in a fixed seating facility; or<br>1 per 250 sf of lawn area                                      |
| Personal services                                                                          | 1 per 300 sf of GFA                                                                                             |
| Photocopying and reproduction services                                                     | 1 per 400 sf GFA                                                                                                |
| Photography shops and studio                                                               | 1 per 50 sf GFA                                                                                                 |
| Plant nursery sales/garden supply center                                                   | 1 per 500 sf GFA                                                                                                |
| Plumbing, electrical, pool and home building supply showrooms and sales centers            | 1 per 2,000 sf indoor GFA                                                                                       |
| Pool hall or billiard hall                                                                 | 1 per 300 sf GFA                                                                                                |
| Professional and business offices                                                          | 1 per 400 sf GFA                                                                                                |
| Professional services                                                                      | 1 per 400 sf GFA                                                                                                |
| Radio, recording or television broadcast station-studio                                    | 1 per 400 sf GFA                                                                                                |
| Recreation, amusement, entertainment facility                                              | See places of public assembly                                                                                   |
| Restaurant (not fast food)                                                                 | 1 per 100 sf GFA                                                                                                |
| Restaurant, fast food, drive-in and drive-thru                                             | 1 per 75 sf GFA                                                                                                 |

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(Supp. No. 42)

|                                                                                                                                            |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Social services, other (not listed)                                                                                                        | 1 per 200 sf GFA; plus<br>1 per 4 beds of design capacity                                                                                       |
| Sporting goods                                                                                                                             | 1 per 500 sf GFA                                                                                                                                |
| Tattoo and/or body piercing establishments                                                                                                 | 1 per 300 sf of GFA                                                                                                                             |
| Telephone marketing (telemarketing) enterprises                                                                                            | 1 per 300 sf GFA                                                                                                                                |
| Toy store, children's hobby shop                                                                                                           | 1 per 400 sf GFA                                                                                                                                |
| Temporary structures used in connection with the construction of permanent buildings or for a non-reoccurring purpose                      | 4 per office                                                                                                                                    |
| Window tinting or stereo installation not associated with auto repair                                                                      | 1 per 400 sf GFA                                                                                                                                |
| <b>Manufacturing, wholesale and warehousing</b>                                                                                            |                                                                                                                                                 |
| ALL MANUFACTURING, WHOLESALE AND WAREHOUSING EXCEPT AS LISTED BELOW                                                                        | 1 per 1,000 sf GFA                                                                                                                              |
| Baking plant                                                                                                                               | 1 per 1,000 sf GFA                                                                                                                              |
| Building materials or other outdoor storage yards                                                                                          | 1 per 2,000 sf GFA of storage area                                                                                                              |
| Cold storage plant                                                                                                                         | 1 per 2,000 sf GFA                                                                                                                              |
| Machine or welding shop                                                                                                                    | 1 per 500 sf GFA                                                                                                                                |
| Mini-warehouse                                                                                                                             | Minimum of 5 spaces                                                                                                                             |
| Newspaper and printing plant                                                                                                               | 1 per 1,000 sf GFA                                                                                                                              |
| Office distribution warehouse facilities                                                                                                   | 1 per 1,000 sf GFA                                                                                                                              |
| Soft drink bottling and distribution plant                                                                                                 | 1 per 1,000 sf GFA                                                                                                                              |
| Telecommunications antenna or tower                                                                                                        | 1 per station                                                                                                                                   |
| Truck terminal                                                                                                                             | 1 per 1,000 sf GFA                                                                                                                              |
| Waste treatment and disposal                                                                                                               | 1 per 250 sf GFA of office space                                                                                                                |
| Wholesale trade/distribution office with showroom                                                                                          | 1 per 200 sf GFA area devoted to sale or display plus 1 space per 300 sf GFA area devoted to office plus one space per 2,000 sf GFA for storage |
| Wholesale warehouse                                                                                                                        | 1 per 2,000 sf GFA                                                                                                                              |
| <b>Public or semi-public</b>                                                                                                               |                                                                                                                                                 |
| ALL PUBLIC OR SEMI-PUBLIC USES EXCEPT AS LISTED BELOW                                                                                      | 1 per 400 sf GFA                                                                                                                                |
| Government offices and emergency services                                                                                                  | 1 per 400 sf GFA                                                                                                                                |
| Hospital                                                                                                                                   | 1 per bed of design capacity                                                                                                                    |
| Library                                                                                                                                    | 1 per 400 sf GFA                                                                                                                                |
| Museum                                                                                                                                     | 1 per 500 sf GFA                                                                                                                                |
| Places of public assembly (places of worship, event centers, church schools recreational facilities, movie theaters, and training centers) | 1 per 150 sf GFA                                                                                                                                |
| School (technical, vocational, college, university, or community college)                                                                  | 20 per classroom                                                                                                                                |
| School (kindergarten, elementary and secondary)                                                                                            | 2 per classroom for kindergarten, elementary and junior high school                                                                             |
| School (high school)                                                                                                                       | 6 per classroom for high school                                                                                                                 |
| Utility transmission, generation and monitoring facility                                                                                   | 1 per 400 sf GFA; or<br>1 per location where no office is present                                                                               |
| Wastewater treatment facility including sewage lagoon                                                                                      | 1 per 250 sf GFA of office space                                                                                                                |

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(Supp. No. 42)

| <b>Transportation</b>            |                                       |
|----------------------------------|---------------------------------------|
| Automobile parking lot or garage | None required                         |
| Bus station or terminal          | 1 per 200 sf GFA of terminal building |
| Taxi cab or limousine services   | 1 per 400 sf GFA of office space      |

(Ord. No. 08-2019, § I, 6-3-2019)

**Sec. 407-4. - Applicability criteria for stormwater management standards.**

This article applies to the following activities:

- (1) New development that creates or adds 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of one acre of land or greater. **If the development adds between 1,000 square feet and 5,000 square feet, then only runoff reduction and water quality as per code section 407-6(4) is required and sections 407-6(5) thru (9) shall not apply;**
- (2) Redevelopment (excluding routine maintenance and exterior remodeling) that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of one acre or more;
- (3) New development and redevelopment if:
  - a. Such new development or redevelopment is part of a subdivision or other common plan of development; and
  - b. The sum of all associated impervious surface area or land disturbing activities that are being developed as part of such subdivision or other common plan of development meets or exceeds the threshold in ~~(a)(1)~~ and ~~(b)(2)~~ above;
- (4) Any commercial or industrial new development or redevelopment, regardless of size, that is a hotspot land use as defined in this ordinance; and
- (5) Linear transportation projects that exceed the threshold in **subsections** (1) or (2) above;

**Sec. 407-5. - Exemptions from stormwater management standards.**

This article does not apply to the following activities:

- (1) Land disturbing activity conducted by local, state, authority, or federal agencies, solely to respond to an emergency need to protect life, limb, or property or conduct emergency repairs;
- (2) Land disturbing activity that consists solely of cutting a trench for utility work and related pavement replacement;
- (3) Land disturbing activity conducted by local, state, authority, or federal agencies, whose sole purpose is to implement stormwater management or environmental restoration;

---

(4) Repairs to any stormwater management system deemed necessary by the administrator;

~~(5) Agricultural practices as described in O.C.G.A. § 12-7-17(5) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in [subsections (1) or (2) above];~~

~~(6) Silvicultural land management activities as described in O.C.G.A. 12-7-17(6) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in [subsections (1) or (2) above]; and~~

~~(7) Installations or modifications to existing structures solely to implement Americans with Disabilities Act (ADA) requirements, including but not limited to elevator shafts, handicapped access ramps and parking, and enlarged entrances or exits.~~

(Ord. No. 04-2024, § I, 11-4-2024)

DRAFT

**SURVEYOR'S CERTIFICATE**

As required by subsection (d) of O.C.G.A. Section 16-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of the individual and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers could be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.C.G.A. Section 15-6-67.

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

**REVISION 4 AND 5**

THE PURPOSE OF THIS REVISION IS TO ADDRESS GWINNETT COUNTY COMMENTS.

**Statement of Private Covenants or Conservation Easements**

This property depicted in this plat is not subject to private covenants or conservation easements.

**CERTIFICATE OF DEDICATION**

State of Georgia  
County of Gwinnett

The owner of the land shown on the attached Final Plat (the "Plat") acknowledges that the plat was made from an actual survey, and for value received, the receipt and sufficiency of which are hereby acknowledged, does hereby convey in fee simple to the City of Norcross, Georgia and further dedicates to the use of the public forever all streets and rights-of-way, pedestrian walks, wheelchair courses, drains, easements, and public places shown on the Plat, except those easements designated on this Plat as other utility company easements, and except those streets specifically designated on the Plat as private streets.

In consideration of the approval of this Plat and other valuable considerations, the owner do hereby agree to hold the City of Norcross, Georgia, harmless for a five year period from any and all claims, damages or demands arising on account of the design and construction of the improvements shown on the Plat, to include but not be limited to, roads, streets, fills, embankments, ditches, cross drains, culverts, and bridges within the proposed rights-of-way shown, resulting from any and all causes other than by an intentional or grossly negligent act of the City of Norcross.

And further, the owner warrants that he/she/it owns fee simple title to the property shown on the Plat and agrees that the City of Norcross shall not be liable to the undersigned or subsequent owners in title for a period of five years for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drain extensions, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. All monetary liability arising from the property shown on the Plat during the term of the five-year hold harmless period specified herein shall be the liability of the owner, or its successors and assigns in interest. I further warrant that I have the right to convey said land according to this Plat and do hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS WHEREOF, I have hereunto set by hand affixed my seal this 9th day of September, 2025.

Owner / Developer \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ (Seal) \_\_\_\_\_  
Notary Public State of Georgia (Seal) \_\_\_\_\_

**GWINNETT HEALTH DEPARTMENT**

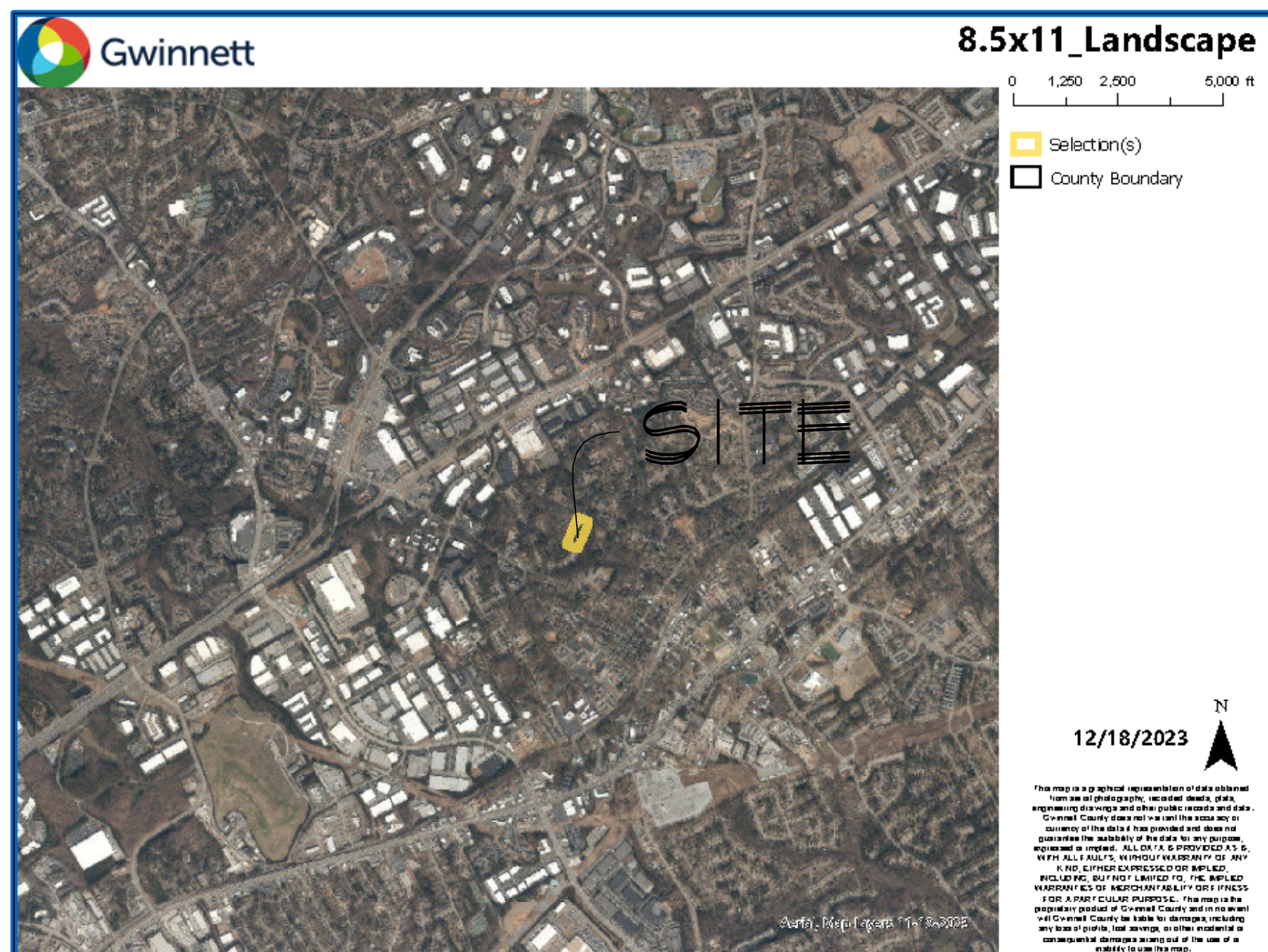
This property is served by public sewerage and public water systems.

**FINAL PLAT ENGINEER'S CERTIFICATE**

I hereby certify that this subdivision was constructed in accordance with the construction plans and specifications which were approved by the City of Norcross City Engineer, as well as any approved revisions thereto, and that all applicable engineering requirements of the applicable Unified Development Ordinance have been fulfilled, except as noted below:

Signature of Engineer of Record \_\_\_\_\_ 9/11/2025 Date  
Gilbert E. Quinones, P.E. \_\_\_\_\_ Ga. P.E. No. 11745

**VICINITY MAP**



**FINAL PLAT SURVEYOR'S CERTIFICATE**

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 68,786 feet and an angular error of 7 seconds per angle point, and was adjusted using compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 142,111 feet, and contains a total of 3.2624 acres. The equipment used to obtain the linear and angular measurements herein was a Geolux Zoom 90 Robotic Total Station Theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network. This plat conforms to all requirements of O.C.G.A. 45-6-67, the Georgia Plat Act, as may be amended, and by the requirement of the City of Norcross UDO.

Gilbert E. Quinones  
REGISTERED GEORGIA LAND SURVEYOR  
REG NO: 2810; DATE OF EXPIRATION: 12/31/2026

**STATEMENTS**

- (1) NOTE: City of Norcross assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. The City of Norcross does not assume the responsibility for the maintenance of pipes in drainage easements beyond the city right-of-way.
- (2) NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.
- (3) NOTE: Structures are not allowed in drainage easements.

**FINAL PLAT APPROVAL**

We hereby certify that this Final Plat has been prepared in accordance with the Concept Plan, the approved Preliminary Plat, the approved construction Plans, and the other applicable development codes and ordinances, and has been approved by the City of Norcross for recording in the office of the Clerk of the Superior Court of Gwinnett County.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
City Clerk \_\_\_\_\_ Date \_\_\_\_\_  
Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

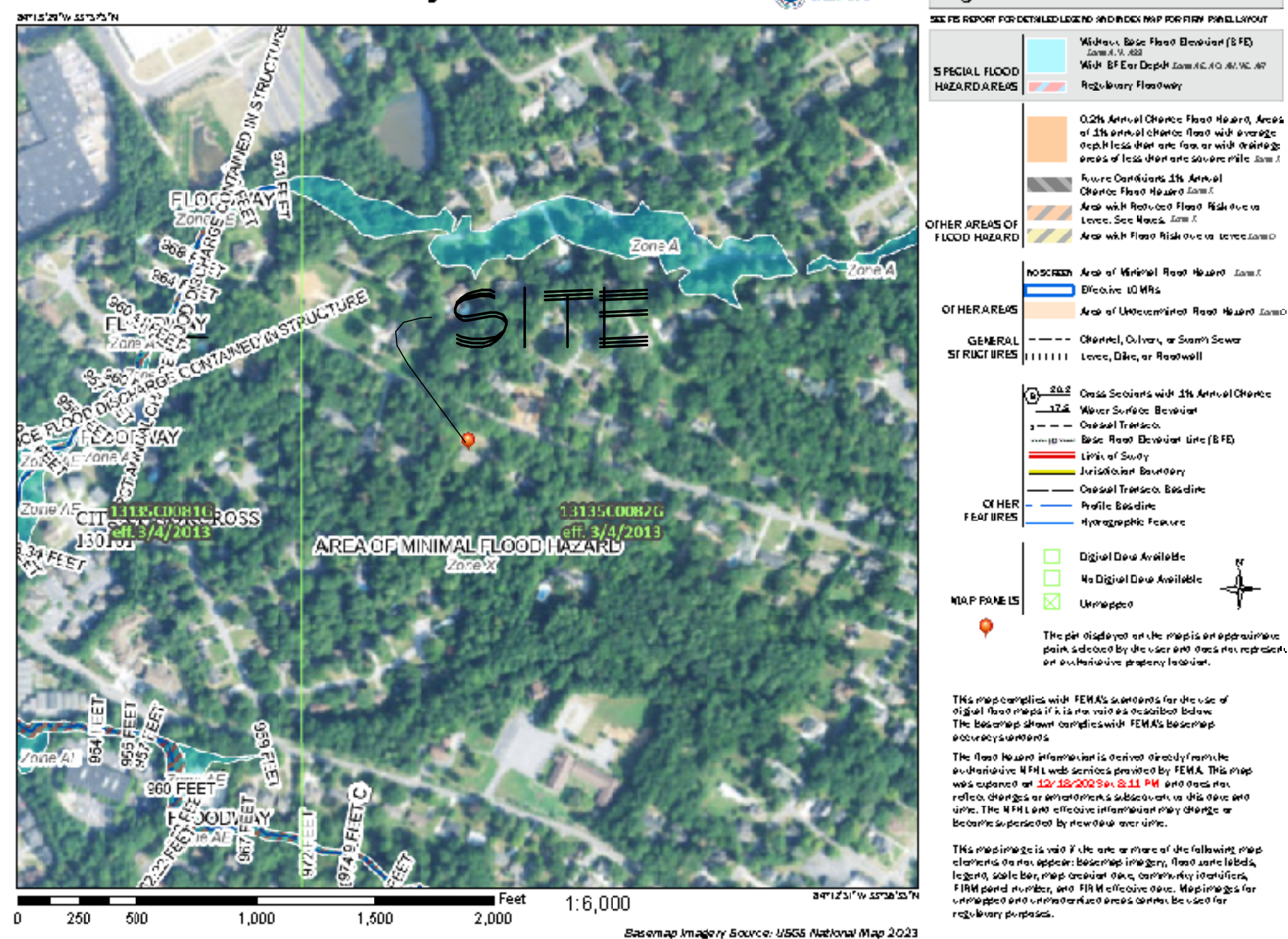
**OWNER and SUBDIVIDER**

Danil Kabanko  
Secretary  
NSPG, LLC  
47 Perimeter Center east  
Suite 530  
Atlanta, Georgia 30346  
E-Mail: nspg.ga@gmail.com

**SURVEYOR**

GILBERT E. QUINONES, P.E., P.L.S., CFM  
1093 Hannaford Lane  
Johns Creek, Georgia 30097  
(678) 776-9489  
E-Mail: gilbertgeorgiatech@yahoo.com

**National Flood Hazard Layer FIRMette**



**FINAL PLAT**  
**for**  
**551 SUNSET DRIVE**  
**PARCEL NO.: R6254 085**  
**LAND LOT 254; 6TH LAND DISTRICT**  
**GWINNETT COUNTY, GEORGIA**  
**CITY OF NORCROSS**  
**GWINNETT CASE NUMBER: PLAT2024-00092**

**REVISION 3**

THE PURPOSE OF THIS REVISION IS TO CHANGE FROM PRIVATE ACCESS TO A PUBLIC RIGHT-OF-WAY AND OBTAIN NEW ADDRESSES AS REQUIRED BY THE CITY OF NORCROSS.



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

December 5, 2025

Darron Kusman  
1915 Airport Road  
Suite 2J  
Atlanta, GA 30341

RE: ZBA2025-013: 551 Sunset Drive

Dear Applicant,

Your application, ZBA2025-013, a request for relief from Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 2-Single-Family Residential Districts, Section 201-6 (b) R100 lot development standards requesting relief from the minimum front setback requirement has been reviewed by the City of Norcross Planning Staff and heard by the Zoning Board of Appeals on December 4, 2025.

After careful review and consideration, your application was **approved** with the following conditions:

- 1. The variance granted shall be allowed to reduce the front yard setback adjacent to Roma Way from code required 50 feet to 20 feet for Lot 1 and Lot 2 as submitted on the site plan dated 10/17/2025; and
- 2. The variance granted shall be allowed to reduce the front yard setback from code required 50 feet to 40 feet for Lot 4 as submitted on the site plan dated 10/17/2025

Should you apply for a permit for development on this property, this letter shall be submitted along with your application. If you have any questions, contact our office at 678-421-2027.

Sincerely,

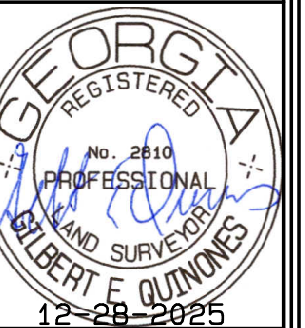
LeDarius Scott  
LeDarius Scott, Senior Planner  
City of Norcross

65 Lawrenceville Street, Norcross, Georgia 30071 • www.norcrossga.net  
City Hall (770) 448-2122 • Fax (770) 242-0824 • Police Department (770) 448-2111 • Fax (678) 802-6792

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

FINAL PLAT  
(1 OF 2)  
551 SUNSET DRIVE  
NORCROSS, GEORGIA 30071

NSPG, LLC  
47 Perimeter Center east  
Suite 530  
Atlanta, Georgia 30346  
E-Mail: nspg.ga@gmail.com



| DATE      | REVISIONS                 | DESCRIPTION | DATE     |
|-----------|---------------------------|-------------|----------|
| 1-28-2024 | AS NOTED                  | NO.         |          |
| 4-29-24   | ADDRESS GWINNETT COMMENTS | 1           | 4-29-24  |
| 7-1-24    | ADDRESS CITY COMMENTS     | 2           | 7-1-24   |
| 9-11-24   | ADDRESS CITY COMMENTS     | 3           | 9-11-24  |
| 12-08-24  | ADDRESS GWINNETT COMMENTS | 4           | 12-08-24 |
| 12-08-24  | ADDRESS CITY COMMENTS     | 5           | 12-08-24 |
| 12-08-24  | ADDRESS CITY COMMENTS     | 6           | 12-08-24 |

SHEET  
**1**  
OF  
**2**  
DRAWING NO.  
23-076-FP-1

AREA = 142,111 SQ.FT.  
3.2624 ACRES  
ZONED: R-100

**LOT PARCEL / ADDRESS CHART**

| LOT | PARCEL NUMBER | ADDRESS          |
|-----|---------------|------------------|
| 1   | R6254 085     | 551 SUNSET DRIVE |
| 2   | R6264 626     | 521 SUNSET DRIVE |
| 3   | R6254 627     | 5820 ROMA WAY    |
| 4   | R6254 628     | 5825 ROMA WAY    |

**LOT AREA CHART**

| LOT | AREA (SQ.FT. / ACRE)            |
|-----|---------------------------------|
| 1   | 20,821.75 SQ.FT. / 0.4780 ACRES |
| 2   | 20,260.39 SQ.FT. / 0.4651 ACRES |
| 3   | 41,839.50 SQ.FT. / 0.9605 ACRES |
| 4   | 45,889.46 SQ.FT. / 1.0535 ACRES |

ROMA WAY RIGHT-OF-WAY CONTAINS  
13,300.00 SQ.FT or 0.3053 ACRES.

**LINE TABLE**

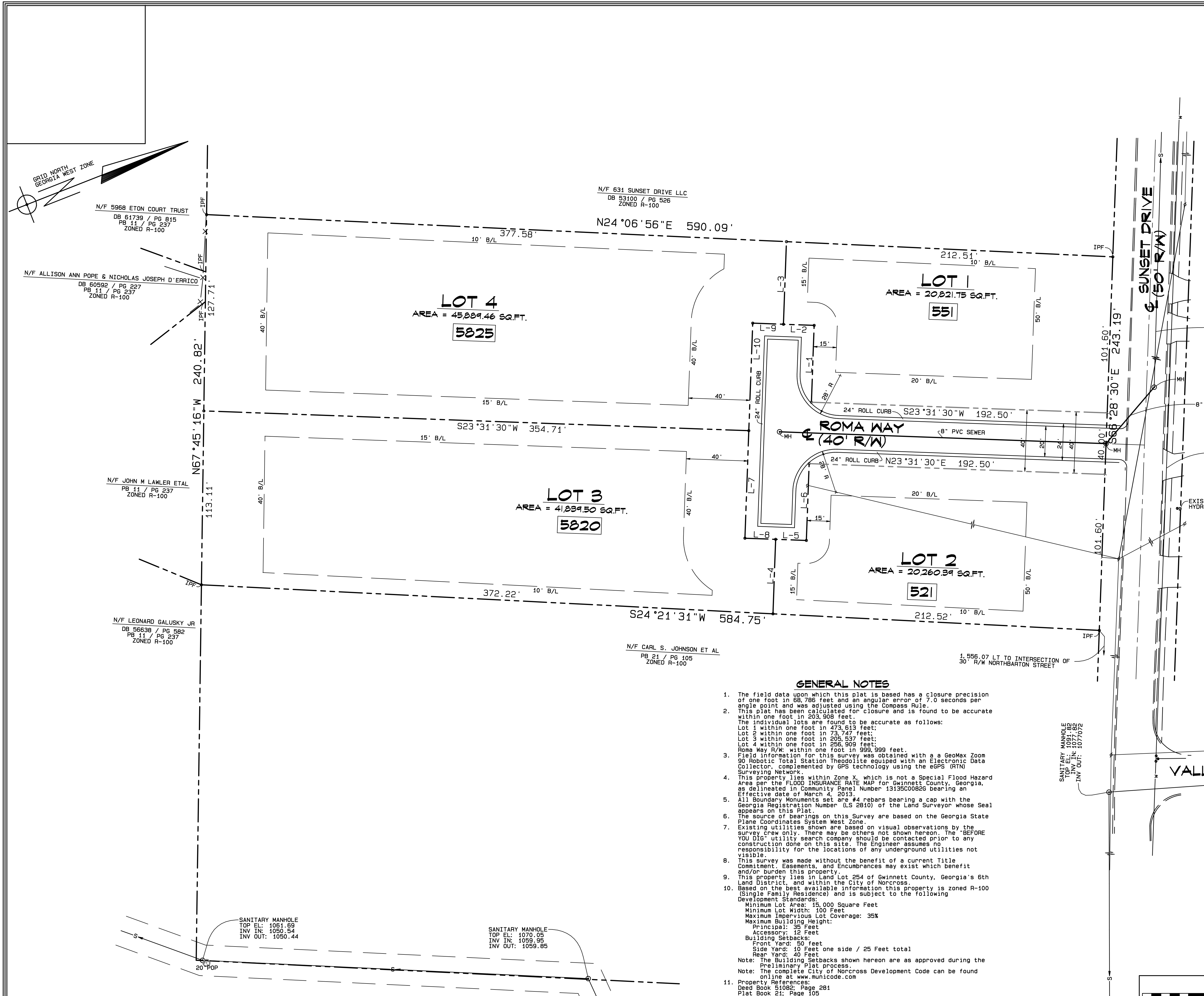
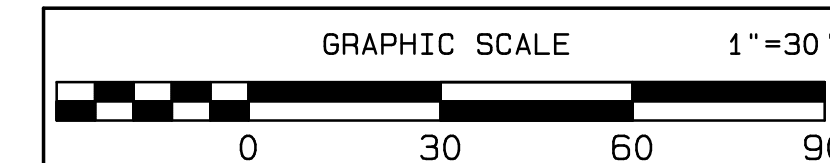
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L-1  | N66°28'30"W | 50.00'   |
| L-2  | S23°31'30"W | 20.00'   |
| L-3  | N66°28'30"W | 53.79'   |
| L-4  | N66°28'30"W | 48.50'   |
| L-5  | N23°31'30"W | 20.00'   |
| L-6  | N66°28'30"W | 50.00'   |
| L-7  | S66°28'30"E | 70.00'   |
| L-8  | N23°31'30"E | 20.00'   |
| L-9  | S23°31'30"W | 20.00'   |
| L-10 | S66°28'30"E | 70.00'   |

**GWINNETT COUNTY NOTES**

- CLEANOUTS ARE TO BE MAINTAINED AT GRADE AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
- PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

**GENERAL NOTES**

- The field data upon which this plat is based has a closure precision of one foot in 68,786 feet and an angular error of 7.0 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 203,908 feet.  
The individual lots are found to be accurate as follows:  
Lot 1 within one foot in 473,613 feet;  
Lot 2 within one foot in 73,747 feet;  
Lot 3 within one foot in 205,537 feet;  
Lot 4 within one foot in 256,909 feet.
- Roma Way R/W within one foot in 993,999 feet.  
Field information for this survey was obtained with a GeoMax Zoom 90 Robotic Total Station theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network.
- This property lies within Zone X, which is not a Special Flood Hazard Area per the FLOOD INSURANCE RATE MAP for Gwinnett County, Georgia, as delineated in Community Panel Number 1313500082G bearing an Effective date of March 4, 2013.
- All Boundary Monuments set are #4 rebars bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- The source of bearings on this Survey are based on the Georgia State Plane Coordinates System West Zone.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The "BEFORE YOU DIG" utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.
- This property lies in Land Lot 254 of Gwinnett County, Georgia's 6th Land District, and within the City of Norcross.
- Based on the best available information this property is zoned R-100 (Single Family Residence) and is subject to the following Development Standards:  
Minimum Lot Area: 15,000 Square Feet  
Minimum Lot Width: 100 Feet  
Maximum Impervious Lot Coverage: 35%  
Maximum Building Height:  
Principal: 35 Feet  
Accessory: 12 Feet  
Building Setbacks:  
Front Yard: 50 feet  
Side Yard: 10 feet one side / 25 Feet total  
Rear Yard: 40 feet  
Note: The Building Setbacks shown hereon are as approved during the Preliminary Plat process.  
Note: The complete City of Norcross Development Code can be found online at [www.municode.com](http://www.municode.com)
- Property References:  
Deed Book 51082; Page 281  
Plat Book 21; Page 105



CONSULTING CIVIL ENGINEER AND LAND SURVEYOR  
**NSPG, LLC**  
 47 Perimeter Center east  
 Suite 530  
 Atlanta, Georgia 30346  
 E-mail: [nspg.gae@gmail.com](mailto:nspg.gae@gmail.com)

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 ROBERT E. QUINN  
 No. 2810  
 State of Georgia  
 12-28-2024  
 2-28-24  
 3-09-24  
 9-11-24  
 12-02-24  
 12-08-24

DATE: 1-28-2024  
 SCALE: 1" = 30'  
 DRAWN: G.E.G.  
 DESIGNED: G.E.G.  
 CHECKED: G.E.G.  
 LAND LOT: 254  
 6TH LAND DISTRICT  
 GWINNETT COUNTY, GA.

REVISIONS  
 NO. DESCRIPTION DATE  
 1 ADDRESS GWINNETT COMMENTS 2-28-24  
 2 ADDRESS CITY COMMENTS 3-09-24  
 3 ADDRESS CITY COMMENTS 9-11-24  
 4 ADDRESS GWINNETT COMMENTS 12-02-24  
 5 ADDRESS GWINNETT COMMENTS 12-08-24

SHEET  
 2  
 OF  
 2  
 DRAWING NO.  
 23-076-PP-2