

## MINUTES

### PLANNING AND ZONING BOARD

December 21, 2004  
7:00 PM, City Hall  
Norcross, Georgia

RE: Rezoning Application RZ 04 210  
Owner: Ron Adams, Judy and Wayne Naylor  
Location: 62 College Street and 139 North Cemetery Street  
Tract size: 1.5± acres  
Tax Reference No.: 6-243-41 and 6-243-42  
Land Use Designation: Low Density Residential  
Current Zoning: C-3  
Requested Zoning: DCD  
Proposed Use: Mixed Use

Members Present: Cash, Doyle, Lay, Meacham, Newton

Others Present: approximately 36 others

The meeting was called to order by Chairman Newton. He welcomed new member Randy Meacham to the Board.

Motion by Cash, seconded by Lay, to approve the minutes of November 16, 2004.  
Motion passed unanimously.

Lawler introduced application RZ 04 210, locating the property on the Land Use Map and the Zoning Map. Robert Forro represented the application, explaining the intended use and reviewing the site plan and building plans. The board made inquiries about the development of the site. He explained the site will have to be graded and trees removed. Anne Webb presented a letter addressed to Mr. Ronald Newton, Chairman, Planning and Zoning Board and Mr. Johnny Lawler, Director Planning and Development dated December 21, 2004 describing concerns about the project and asked that it be entered into the record (see file). Alex Pilson commended Mr. Forro for his previous projects and supported the relocation of the two houses. Beverly Wallace-Hendrix supports the project based on previous experience the City has had with the developer. John Price spoke in support of the application. Tom Day spoke in support of saving the homes. Frank Sanacore inquired of Forro as to the impact of the project on Buford Highway. Lisa Cox spoke in support of preserving the historic buildings. Paul Sumner complimented the other Forro developments but spoke against this type development and for preservation. He questioned the timing of the application. Robert Forro was given time to reply to these issues. In response to the house relocation issue, Mr. Forro stated that he had put much thought into relocating the houses and that he would give the houses

to anyone that would undertake the effort. Tixie Fowler spoke in support of the application and stated that we are not moving too fast. Jeff Hopper supported the project because it expands the Historic District and helps address Buford Highway issues. Further questions and discussion by the board took place including discussion of the Town Center Study by Member Cash. Lawler reviewed some of the accomplishments resulting from the Town Center Study.

Motion by Lay to recommend approval of RZ 04 210 with the following conditions:

1. Maximum of 43 residential units.
2. Minimum of 129 total parking spaces.
3. The building that faces Cemetery Street shall be not more than forty percent (40%) non-residential by gross square feet.
4. Only C-3 Historic District uses shall be permitted, however the following C-3 Historic District uses shall not be permitted:
  - a. Dry cleaning and pick up and delivery stations
  - b. Animal hospitals and veterinarian clinics.
  - c. Drive-in ATM machines.
  - d. Automotive repair of any type
  - e. Automotive parts
5. Final site plan shall be approved by the Downtown Development Authority.

Doyle seconded the motion. With Cash voting against and all others for the motion passed.

Member Meacham discussed traffic calming as a City-wide issue but particularly on Cemetery Street.

Motion by Meacham, seconded by Lay, to recommend to the City Council that traffic calming be added to Cemetery Street such as cobblestone pavers. Motion passed unanimously.

Chairman Newton adjourned the meeting.

John M. Lawler  
Secretary

Ronald Newton  
Chairman