

# Wake up Norcross



SAVE HISTORIC NORCROSS

[www.savehistoricnorcross.com](http://www.savehistoricnorcross.com)

- **February 7th 2005 at 7pm City Council meeting for Rezoning #RZ 04-210**
- **Cemetery and College Streets.** Along this street of old growth trees, pedestrian-friendly sidewalks and restored historic houses, this property is our best example of a resurgence in what we seek in the theme of Norcross - retail or restaurants- in boutique houses along a secondary street with a old-growth tree-lined sidewalk leading to Buford Hwy. It is a natural buffer and gateway for our city.
- **Bulldoze this? Blast to install an underground garage? Reinvent and Redevelop a mixed-use historic area that is working?**
- **Why not develop the other areas around Lillian Webb Field that are for sale and blighted?** (such as Bostic St. or Church St.)
- **DCD zoning is Design Concept Development zoning, but is this a new way for spot zoning? It has proven to be undefined, uncontrolled, and unrestricted.**
- **How will this proposed rezoning impact my taxes?** The lack of Impact Studies on these new higher density projects means the City of Norcross cannot ask the developer to contribute dollars for the added costs of new development, i.e., traffic lights, new water mains, new sewer pipes, improved pumping stations, and utility tie-ins to our antiquated systems. Your taxes are bound to increase.

## What to do:

- **Call** your City Council member and voice your concerns.
- **Write and Document** your concerns in a letter or email.
- **Attend the Feb 7th 2005** meeting at 7pm. The Council does make its decision based on the number of people in attendance.
- **Go to [www.savehistoricnorcross.com](http://www.savehistoricnorcross.com)** to send a quick email.

## *How to contact your Mayor and City Council*

NAME	PHONE	EMAIL
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Bruce Smith, Mayor Pro Tem	m)404-520-5055	<a href="mailto:bsmith@norcross-ga-gvt.com">bsmith@norcross-ga-gvt.com</a>
Rob Buck, DDA Chair	404-419-9500	<a href="mailto:RBuck@cbsfirm.com">RBuck@cbsfirm.com</a>

## Why have I not heard about this major rezoning?

The P&Z meeting was held on 12/21/04 during the busy holiday season. A physical sign was posted on the property, which could inform you if you happened to drive by it.

Many citizens have wondered why a P&Z meeting is not published on the major City Sign Board, or on the City web site, especially for an issue of this magnitude.

- Garage will house 129 cars minimum. (Condition is for a minimum, so more cars are probable.)
- Architecture style is according to developer (Forro) interpretation of Country Southern.

## *We are extremely concerned!*

- Developer is Robert Forro who is known for his residential development, but not for mixed-use retail projects.
- We are not against Mr. Forro but he is a residential architect, not a mixed-use city-planning expert. He has said that he does not know how to rent or manage the buildings ongoing.
- Many nearby streets are blighted properties and are mostly up for sale. (see Bostic Street, Magnolia Street, Church Street ) Why not redevelop these other blighted properties?
- What is the market study for buyers? And who-in-the-world will buy roof top terraces overlooking Buford Hwy, as proposed?
- How will this new mixed use be different from the retail currently on Buford Hwy? What safeguards?
- What are the zoning rules from the City on mixed-use, to prevent occupancy problems, absentee landlords and blight?
- Who will determine the best mix to protect existing Main Street businesses from excessive competition?
- Why not preserve the historic properties and keep the current pedestrian-friendly streetscape?
- Is this Smart, Balanced growth for our city? Where is the Master Plan?
- Can the current utilities support this density? This is a historic street with aging underground pipes with limited capacity.

## Details of Rezoning

- Property in question is 1.5 acres on College and Cemetery. It is a Historic streetscape performing as an eastbound secondary street to Buford Hwy.
- Plan is to build mixed-use buildings at College and Cemetery Streets, with buildings abutting to the line of the Lillian Webb Ball Park Field. It will include loft apartments with rooftop terraces to overlook scenic Buford Hwy.
- Total of 43 residencies with an undetermined number of retail establishments.
- Height is 4 levels with underground parking. These proposed buildings are higher than those on historic Main Street.
- Elimination of the historic houses.
- Elimination of the old-growth trees with clear cutting.
- Extreme excavation of the dirt to allow for an under ground parking garage, demolition with blasting is probable.

## *Do we really need this much traffic?*

Assuming 2 cars per each new household, here is a summary of the **projects already approved by city council to begin in 2005**

### PROJECTS ALREADY APPROVED BY CITY COUNCIL TO BEGIN IN 2005\*

Approved Projects	Location	Number of homes	Number of cars
Tripp Townhomes	Lawrenceville Street	20	40
<unnamed>	Hunter St	20	40
Forro/Howell	Autry St	24	48
Hedgewood	West Peachtree St	158	316
Howard Green	Holcomb Bridge	6	12

**TOTALS**

**228 new homes**

**456 more cars**

*\*Not including rezoning RZ04-210 on Cemetery Street.*

**For more information and further details please visit [www.savehistoricornorcross.com](http://www.savehistoricornorcross.com).**