

# LAND USE

## 65. GOVERNMENT FACILITY AT A BROWNFIELD

### DESCRIPTION OF MEASURE

The local government currently owns and operates a facility that is located at a brownfield site that has been remediated by the local government. Brownfield sites are defined as damaged sites where development is complicated by environmental contamination.

### DOCUMENTATION REQUIRED FOR CREDIT

- A description of the site before redevelopment and a description of its current use
- A copy of the Phase II Environmental Site Assessment as outlined by Environmental Protection Agency showing the reasons for contamination at the site and remediation of the site
- Pictures of the completed project or a site visit by a Green Communities staff member

### RECERTIFICATION SUBMISSION REQUIREMENTS

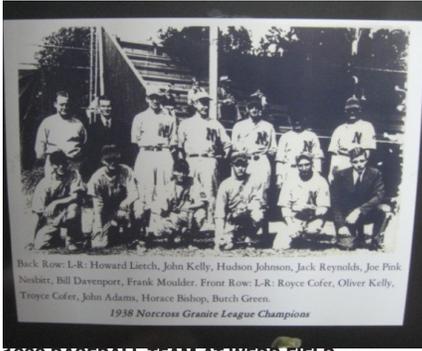
Provide an updated list of the buildings owned and operated by the local government that are located on a brownfield site that has been remediated by the local government. For each building provide the street address (including zip code) and a description of the site before and after redevelopment.

### RESPONSE

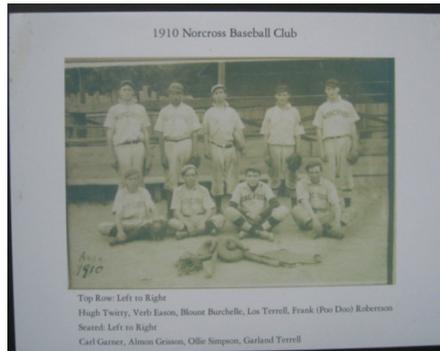
In 2009 and 2010, the City constructed Lillian Webb Park on the grounds of the former baseball field and school. The glory days of the old facilities were between 1900 and the early 1940s. Since then, the area was underutilized prior to redevelopment. During construction, the soil was found to be contaminated and was remediated. The park contains a town green, a splash pad, a cascading fountain, a gazebo, and a gateway building with restrooms. Bench swings, additional landscaping including trees for shade, and a partially covered picnic structure have been added. The park is located at College St./Britt Ave./Bostic St. in zip 30071 and is the site of many events and photo ops and the crowded July 3rd Independence Day celebration.

No Phase II Environmental Site Assessment was conducted during the remediation of this site.

No additional brownfields owned by the City have been identified or redeveloped.



**1938 BASEBALL TEAM AT WEBB FIELD.**  
**FACILITIES IN BACK WERE STILL PRESENT UPON REDEVELOPMENT**



**1910 BASEBALL TEAM AT WEBB FIELD SHOWING AGING FACILITIES IN BACKGROUND.**

**CONSTRUCTION OF LILLIAN WEBB PARK**



**COMPLETION OF LILLIAN WEBB PARK**



# 66. GOVERNMENT FACILITY AT A GREYFIELD

## DESCRIPTION OF MEASURE

The local government currently owns and operates a facility that is located at a greyfield site that has been revitalized by the local government. Greyfield sites are described as aging or abandoned strip malls, shopping centers, historical buildings, or other underutilized buildings that can be adapted or reused.

## DOCUMENTATION REQUIRED FOR CREDIT

- A description of the site before renovation redevelopment and a description of its current use
- Pictures of the completed project or a site visit by a Green Communities staff member

## RECERTIFICATION SUBMISSION REQUIREMENTS

Provide an updated list of the buildings owned and operated by the local government that are located at greyfield sites that have been revitalized by the local government. For each building provide the street address (including zip code) and a description of the site before and after redevelopment.

## RESPONSE

The new Library being constructed at 5735 Buford Hwy, Norcross GA 30071 will be constructed on a lot that once was a shopping plaza. The plaza was built in the 1980's that became outdated and dilapidated. After the demolition, bid's went out for the new LEED certified Library. The Library is currently under construction with a projected completion date of Fall 2021.



January 3, 2020

Mr. James M. Cooper, Vice President  
Cooper & Company General Contractors, Inc.  
304 Tribble Gap Road, Suite 100  
Cumming, GA 30040

Subject: Notice to Proceed on BL 114-19 Construction of Gwinnett County Public Library Norcross Branch; GCID # 20191317

Dear Mr. Cooper:

On December 30 Gwinnett County Purchasing e-mailed you notice of the executed contract for this project. Gwinnett County signed and executed this contract on December 26, 2019. This letter is your Notice to Proceed and to establish the date of substantial completion. Under the terms of your contract, commencement start date shall be January 15, 2020. You are to complete the work within 485 consecutive calendar days or no later than May 14, 2021.

As a reminder there are contractual requirements for informational submissions within the first month of the project. Among these are the following:

Schedule of Values  
Construction Schedule  
Shop Drawing Submittal Schedule  
List of Subcontractors

We look forward to working with you on this project. If you have questions concerning the above items, please let me know.

Sincerely,

Gray Booth, CSI, CCCA  
Program Manager, Facility Construction Division

c: Chad Smith, AIA, LEED AP, President, CAS Architecture  
Jay Rhinehart, Associate, CAS Architecture  
Rudolph Smith, City Manager, City of Norcross

Erica Madsen, P.E., City Engineer, City of Norcross  
Charles Pace, Director, Gwinnett County Public Library  
Cathy Chisholm, Facilities Manager, Gwinnett County Public Library  
Chris Ritchie, Director of Field Operations, Cooper & Company General Contractors, Inc.  
David Mogge, PE, Director, Facility Construction Division  
Donna White, Project Coordinator, Facility Construction Division  
File



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**NOTICE OF BID  
FOR  
Construction of the Gwinnett County Public Library Norcross Branch  
BL114-19**

The Gwinnett County Board of Commissioners is soliciting competitive sealed bids from qualified contractors for the **Construction of the Gwinnett County Public Library Norcross Branch**. Sealed bids will be received by the Gwinnett County Purchasing Division, 75 Langley Drive, Lawrenceville, Georgia 30046 until **2:50 P.M. local time on Thursday, November 14, 2019** and then publicly opened and read aloud at 3:00 P.M. Any bid received after 2:50 P.M. will not be accepted. Bid envelope should be marked on the outside with Bid Number, name of Bidder, date and time of opening. One unbound original and two (2) copies should be submitted.

**Work to be performed under this project includes but is not limited to the construction of a new approximately 22,000 square foot public library on a concrete parking structure with an elevated plaza area adjacent to the library; including new utility installations – both onsite and off-site including right of ways; re-paving of adjacent street; site work; hardscapes; landscaping; coordination of utilities work; coordination of FF&E installation; and attainment of LEED Certified Certification per USGBC LEED® Version 4.1.**

When applicable, the County shall obtain all rights of way and easements required for the project unless otherwise specified.

Bidding Documents are available for viewing at:

**CAS Architecture**  
Attn: Chad Alexander Smith, AIA, LEED AP  
P-678-646-7736  
E-[csmith@casarc.com](mailto:csmith@casarc.com)

**Gwinnett County Purchasing Division**  
Attn: Marlo Puckett  
75 Langley Drive - Second Floor  
Lawrenceville, GA 30046  
P-770/822-8720  
F-770/822-8735

Bidding documents may be purchased from **CAS Architecture** the above address for a non-refundable fee of \$500.00 for a hardcopy or \$50.00 for a digital copy. Only complete sets will be issued. Applications for documents, together with a non-refundable payment should be filed with the Architect. This amount includes all shipping and delivery fees. Bidders wanting to submit a bid must purchase plans via Certified Check, Treasurer's Check or Cashier's Check, issued by a responsible bank or trust company and payable to CAS Architecture.



# 67. GOVERNMENT INFILL DEVELOPMENT

## DESCRIPTION OF MEASURE

The local government currently owns and operates a facility that is located at an infill site that has been revitalized by the local government. Infill sites are described as new development that is sited on previously developed land within an existing community, and that is surrounded by other types of development. The term most commonly refers to building homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

## DOCUMENTATION REQUIRED FOR CREDIT

- A description of the site before redevelopment and a description of its current use
- Pictures of the completed project or a site visit by a Green Communities staff member

## RECERTIFICATION SUBMISSION REQUIREMENTS

Provide an updated list of the buildings owned and operated by the local government that are located at infill sites that have been revitalized by the local government. For each building provide the street address (including zip code) and a description of the site before and after redevelopment.

## RESPONSE

The current City Hall building at 65 Lawrenceville Street, Norcross, GA 30071 was a post office until the 1970s, before it became City Hall. In 2000-2001, City hall was completely renovated to add a second story which now hosts several City departments, including the Police Department. The City has future plans to renovate the soon-to-be-vacant public library at 6025 Buford Hwy, Norcross, GA 30071 into a new Police Administration Building. The renovation design will start in mid-2020 and construction of the renovation is anticipated to begin in 2022.



# 68. COMMUNITY HISTORIC PRESERVATION ORDINANCE

## DESCRIPTION OF MEASURE

The local government has adopted a local historic preservation ordinance. Many such ordinances are established in order to provide a basis in which to enhance the community's visual appearance, promote harmonious growth and ensure that the old will blend compatibly with the new, strengthen community awareness of the values of historic preservation, and capture the benefits of tourism and economic development. The ordinance should provide for: the establishment of a Historic Preservation Commission; the identification and designation of historic properties or districts; the issuance of certificates of appropriateness; and the establishment of an appeals procedure.

## DOCUMENTATION REQUIRED FOR CREDIT

A copy of the ordinance with date of adoption

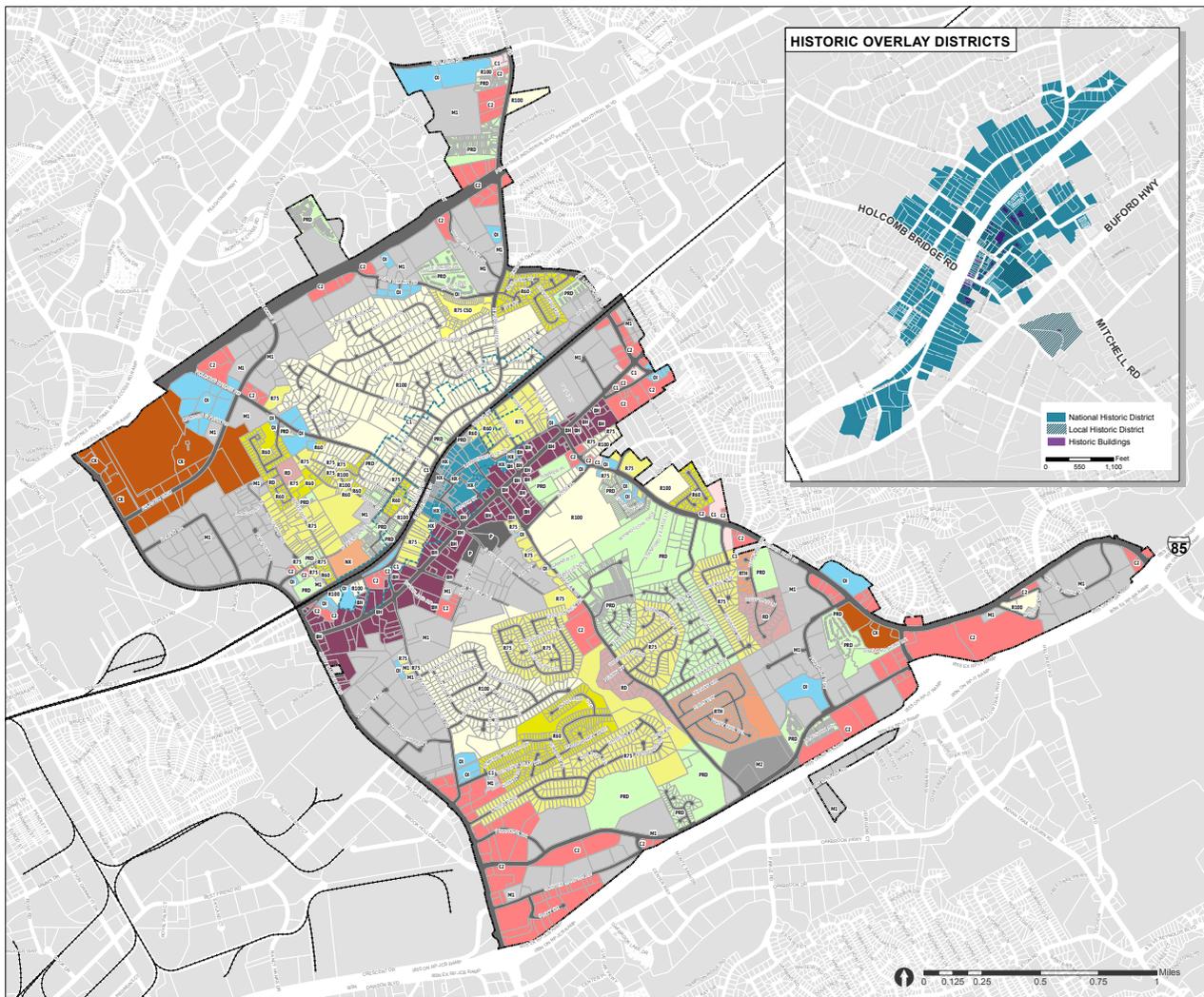
## RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the ordinance and a description of any changes that have occurred since the local government's most recent Green Communities certification. Provide a description of how the ordinance is being implemented, including one or two examples of locally designated historic properties or districts.

## RESPONSE

The HPC Ordinance was adopted in 2017 and shortly after a HPC Board was created to help preserve the historic district associated with the ordinance. The Commission aids in design review, preservation of historic resources, and community education on the significance of preserving historic property. The City's Historic District is comprised of Downtown Historic Norcross. The City has taken zoning regulations a step further, by adopting a new Zoning Designation: HX or Historic Mixed Use in June of 2019. Since the adoption of the UDO, Norcross received multiple Historic Preservation project applications that have to be reviewed and approved by the Historic Preservation Board before moving forward to Planning and Zoning or Mayor and Council.

- Social Fox Brewery - 20 Skin Alley Norcross, GA 30071.
  - The exterior of the building would remain the same except replacing an overhang door, the creation of an alcove for the secondary exit, and a patio added to the front of the building.
- 29 South Peachtree St Norcross, GA 30071
  - Exterior modifications to the paint of the building and the front door.



  
**NORCROSS**  
 a place to imagine  
**DRAFT ZONING MAP**  
 of the  
**CITY OF NORCROSS, GEORGIA**  
 ADOPTED BY THE MAYOR AND CITY COUNCIL ON  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR CITY CLERK  
This certifies that this is the Official Zoning Map referred to in the Norcross Unified Development Ordinance.

**ZONING CATEGORIES**

Historic District	HX	R75 CSO	PRD	BH
City of Norcross	P	R60	OI	NX
Railroads	R100	RD	C1	CX
	R75	RTH	C2	M1
				M2

Note: The location of the FH - Flood Hazard Overlay District is the same as the FEMA 100-year floodplain. The location of the floodplain can be viewed on the Gwinnett County Geographic Information System Data Browser, at <https://www.gwinnettcounty.com/web/gwinnetti/departments/informationstechnologyservices/geographicinformationsystems/gisdatabrowser>

**MAP AMENDMENTS**

2. The standards that the ARB shall use as the basis of its approvals are the architectural design guidelines of the city, and the policies of the adopted Comprehensive Plan. Current copies of such standards shall be printed and maintained at the Community Development Department and shall be made available to the public for distribution, inspection and copying to the general public during normal business hours.
3. The rules governing the calling and conducting of ARB meetings are set forth in Sec. 103-3. General Rules of procedure; meetings; minutes, and records

#### **D. Appeal of ARB decision**

Appeals of decisions of the ARB shall be taken to the City Council in the following manner.

1. Any person, jointly or severally, aggrieved or adversely affected by any decision of the ARB may within 30 calendar days of the decision request in writing an appeal to the City Council.
2. The city shall fix a reasonable time for the hearing of the appeal by the City Council and give at least 15 calendar days public notice thereof and due notice to the parties in interest.
3. City Council shall decide within 30 calendar days from the date of the hearing unless such time is extended with the approval of the appealing party.

### **Sec. 103-6. Historic Preservation Commission (HPC)**

#### **A. HPC Powers**

The Historic Preservation Commission (HPC) is hereby established and created, and is authorized to:

1. Prepare and maintain an inventory of all property within the City of Norcross having the potential for designation as historic property;
2. Recommend to the Norcross City Council specific districts, sites, buildings, structures, or objects to be designated by ordinance as historic properties or historic districts;
3. Review application for certificates of appropriateness, and grant or deny same in accordance with the provisions of this UDO;
4. Recommend to the Norcross City Council that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed;
5. Restore or preserve any historic properties acquired by the City of Norcross;
6. Promote the use of facade easements and conservation easements, as appropriate, in accordance with the provisions of the Georgia Uniform Conservation Easement Act (O.C.G.A., § 44-10-1 et seq.)
7. Conduct educational programs on historic properties located within the city and on general historic preservation activities;
8. Make such investigation and studies of matters relating to historic preservation, including consultation with historic preservation experts, the Norcross City Council or the HPC itself may, from time to time, deem necessary or appropriate for the purposes of preserving historic resources;
9. Seek out local, state, federal or private funds for historic preservation and seek pre-approval from Norcross City Council for any grant request and make recommendations on the findings to the Norcross City Council concerning the most appropriate uses of any funds acquired;
10. Consult with historic preservation experts in the Division of Historic Preservation of the Department of Natural Resources or its successor and the Georgia Trust for Historic Preservation, Inc.;
11. Submit to the Historic Preservation Division of the Department of Natural Resources (or its successor) a list of historic properties of historic districts designated;
12. Perform historic preservation activities as the official agency of the Norcross historic preservation program;
13. Employ persons, if necessary, to carry out the responsibilities of the HPC;

14. Receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties. The HPC shall not obligate the City of Norcross without prior consent.
15. Review and make comments to the Historic Preservation Division of the Department of Natural Resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places; and;
16. Participate in private, state and federal historic preservation programs and with the consent of the Norcross City Council, enter into agreements to do the same.

#### **B. HPC Membership and terms**

1. The HPC shall consist of five members appointed by the City Council. All members shall be residents of Norcross, or the owner of a property in the historic district, and a majority of the members shall be persons who have demonstrated special interest, experience or education in history, architecture or the preservation of historic resources.
2. To the extent available in the city, at least three members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions.
3. Members shall serve three-year terms. Members may not serve more than two consecutive terms.

#### **C. HPC Rules and Standards**

1. The HPC shall adopt rules and standards for the transaction of its business and for consideration of application for designation of certificates of appropriateness, such as by-laws, removal of membership provision, and design guidelines and criteria. The HPC shall have the flexibility to adopt rules and standards without amendment to this chapter.
2. The HPC shall provide for the time and place of regular meetings and a method for the calling of special meetings.
3. The HPC shall select such officers as it deems appropriate from among its members.
4. A quorum shall consist of a majority of the members.
5. The HPC shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the City of Norcross Charters.
6. The HPC shall have the authority to accept donations and to augment existing commission budgets.
7. A public record shall be kept of the HPC proceedings and actions.

#### **D. Appeals of HPC decisions**

Appeals of decisions of the HPC shall be taken to the City Council in the following manner.

1. Any person, jointly or severally, aggrieved or adversely affected by any decision of the HPC may, within 30 calendar days of the decision, or, in the case of a failure of the HPC to act, within 15 days of the expiration of the 45 day period allowed for the HPC action, request in writing an appeal to the City Council.
2. The city shall fix a reasonable time for the hearing of the appeal by the City Council and give at least 15 calendar days public notice thereof and due notice to the parties in interest.
3. City Council shall decide within 30 calendar days from the date of the hearing unless such time is extended with the approval of the appealing party.
4. City Council may approve, modify and approve, or reject the determination made by the HPC, if the City Council finds that the HPC abused its discretion in reaching its decision.
5. In reviewing a decision of the HPC, the City Council may remand the matter to the HPC for further action. When a decision is made by the City Council on appeal to approve a plan, said approval shall constitute final plan approval for purposes of this article.

6. Decisions shall be made based on the record presented to the HPC and the substantial evidence standard shall apply.
7. All decisions of the City Council regarding appeals of decisions of the HPC shall be final and shall in all instances be subject to judicial review in the manner prescribed by law.

## Sec. 103-7. Planning and Zoning Board (P&Z)

### A. P&Z Powers

The Planning and Zoning Board shall have all the powers, duties and responsibilities set forth by state law, city Charter and this UDO. The Planning and Zoning Board shall be advisory in nature and will review all matters before them in full recognition of the criteria set forth in the City of Norcross Comprehensive Plan. The Planning and Zoning Board shall make appropriate recommendations for approval, approval with conditions, or denial to the Mayor and City Council for their consideration and final action.

### B. P&Z Membership and terms

1. The Planning and Zoning Board shall consist of five members, who shall be residents of the city, recommended by the Mayor and appointed by the City Council.
2. Any vacancy in membership shall be filled for the unexpired term in the same manner as the initial appointment.
3. The terms of the members shall be for four years. Members are eligible for reappointment.
4. *Chairperson.* The Planning and Zoning Board shall elect its chairperson and vice-chairperson from among its members. The chairperson and vice-chairperson shall serve for one year or until they are re-elected, or their successors are elected.
5. *Secretary of the board.* The Planning and Zoning Board shall appoint a secretary, who may be an officer or an employee of the city.
6. All members shall serve without compensation.

### C. P&Z Rules and standards

1. The Planning and Zoning Board shall determine its time of meeting.
2. All meetings of the Planning and Zoning Board at which official action is taken shall be open to the public.
3. All records of the Planning and Zoning Board shall be a public record.
4. In reviewing text and map amendments to the UDO, P&Z will make recommendations based on the zoning standards prescribed in Sub-Sec 103-11. A. Standards Governing the Exercise of Zoning Power.
5. In reviewing requests to amend the comprehensive plan, P&Z will make recommendations based on the standards prescribed in Sub-Sec 103-11. B. Standards and factors governing review of proposed amendments to the Comprehensive Plan.
6. In reviewing requests for special use permits, P&Z will make recommendations based on the standards and factors governing review of Special Use Permit Request, Sub-Sec. 103-11. C.

### D. Appeals of P&Z recommendations.

There are no appeals from this group's decisions as they are only a recommending body to the Mayor and City Council.

# 69. COMMUNITY SMART GROWTH INCENTIVES

## DESCRIPTION OF MEASURE

The local government offers incentives to developers to encourage smart growth in at least three of the following ways: 1) development and redevelopment in existing downtown areas; 2) transit-oriented development; 3) traditional neighborhood development; 4) mixed use development; 5) infill development; or 6) one of the many other policy options offered in the Smart Growth Network's Getting to Smart Growth publication. Smart growth is described as development that benefits the economy, community, and the environment while incorporating the ten principles of smart growth. More information on the principles of smart growth can be found on the Smart Growth Online website.

A completed Atlanta Regional Commission (ARC) Livable Center Initiative (LCI) plan that has been adopted by the local government and that includes three of the smart growth principles could meet the requirements of this measure.

## DOCUMENTATION REQUIRED FOR CREDIT

- A copy of the policy(s) or ordinance(s) that establish the smart growth incentives
- A description of the three smart growth policy options implemented through the incentives
- Documentation on how the incentive(s) will be implemented

## RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the policy(s) or ordinance(s) that establish the smart growth incentives and a description of any changes that have occurred since the local government's most recent Green Communities Certification. Provide a description of how these incentives are being implemented, including one or two examples of developments that have taken advantage of the incentives since the local government's most recent Green Communities certification.

## RESPONSE

- A new multi-family development called the Brunswick is utilizing the Density Bonus that the BH (Buford Highway District) Ordinance incentives offer, see [Appendix E, Chapter 200, Article 1. Districts of the UDO](#).
- The City enacted a zoning moratorium to do the UDO and Comprehensive Plan and we are working with several developers to compile some property assemblages to take advantage of the new incentives that we are now offering. The moratorium was lifted upon the approval of the UDO in June of 2019.

# 70. COMMUNITY REVITALIZATION INCENTIVES/ STRATEGIES

## DESCRIPTION OF MEASURE

The local government has conducted an analysis of its jurisdiction to identify potential areas for the reuse of buildings, restoration of greyfields, and redevelopment of brownfields. This analysis is published and readily available to the public. Additionally, the local government has developed incentives and/or other revitalization strategies to encourage redevelopment on these identified sites. These incentives and revitalization strategies must be promoted to developers.

## DOCUMENTATION REQUIRED FOR CREDIT

- A copy of the published analysis of potential buildings for reuse, greyfields for restoration, and brownfields for redevelopment
- Documentation on the incentives and/or revitalization strategies and how each will be implemented

## RECERTIFICATION SUBMISSION REQUIREMENTS

Provide a copy of the most recent version of the analysis of potential areas for redevelopment/revitalization and the adopted incentives and/or revitalization strategies. If any changes have occurred since the local government's most recent Green Communities Certification, please also provide a short description of these changes. Provide a description of how these incentives and/or revitalization strategies are being implemented, including one or two examples of developments that have taken advantage of the incentives since the local government's most recent Green Communities certification.

## RESPONSE

The City of Norcross updated its Comprehensive Plan in early 2019 as part of a larger planning process which also included developing a new Unified Development Ordinance (UDO). The top implementation action for 2019-2024 was "1. Adopt a new UDO and by so doing:

- incentivize green building practices;
- incentivize redevelopment of the Buford Highway Corridor
- expand the variety of allowable housing options;
- Support the expansion of transit into Norcross.

**--excerpted from Norcross 2040 Imagine Our Future, Executive Summary page VII.**

The Buford Highway Corridor is the City's immediate redevelopment focus for the near future as it bisects the city and spans from the jurisdictional border with Peachtree Corners to Unincorporated Gwinnett County. The City also replaced the RAOD overlay with a newly formed mixed use district (BH, short for Buford Highway district) that offers density bonuses for the implementation of Green Building measures as well as for offering electric vehicle charging stations in addition to offering a wide variety of housing types at densities much greater than the City at large.

Both the City's Comprehensive Plan and UDO may be viewed at [www.imagineourfuture.org](http://www.imagineourfuture.org) for more details.