



# 2045 Norcross Comprehensive Plan Amendment

## January 28, 2026

# Purpose of Amendment

**The City of Norcross recently completed an update to the Comprehensive Plan in 2024.**

**This plan amendment was conducted to review Character Area boundaries and narratives to identify how they could better align with the City's vision and zoning regulations.**



# Project Schedule



# Engagement Events

- Pop-Ups at Community Events
  - Cookout with Council
  - Summerour Community Engagement Fair
  - Pedal Norcross
  - Norcross Day of Play
- Stakeholder Meetings
  - City Councilmembers
  - Downtown Development Authority
  - Development Forum
- Online Survey
  - 500+ Responses
- Planning & Zoning Public Hearing
- City Council Public Hearing
- Town Hall



# Community Engagement Summary

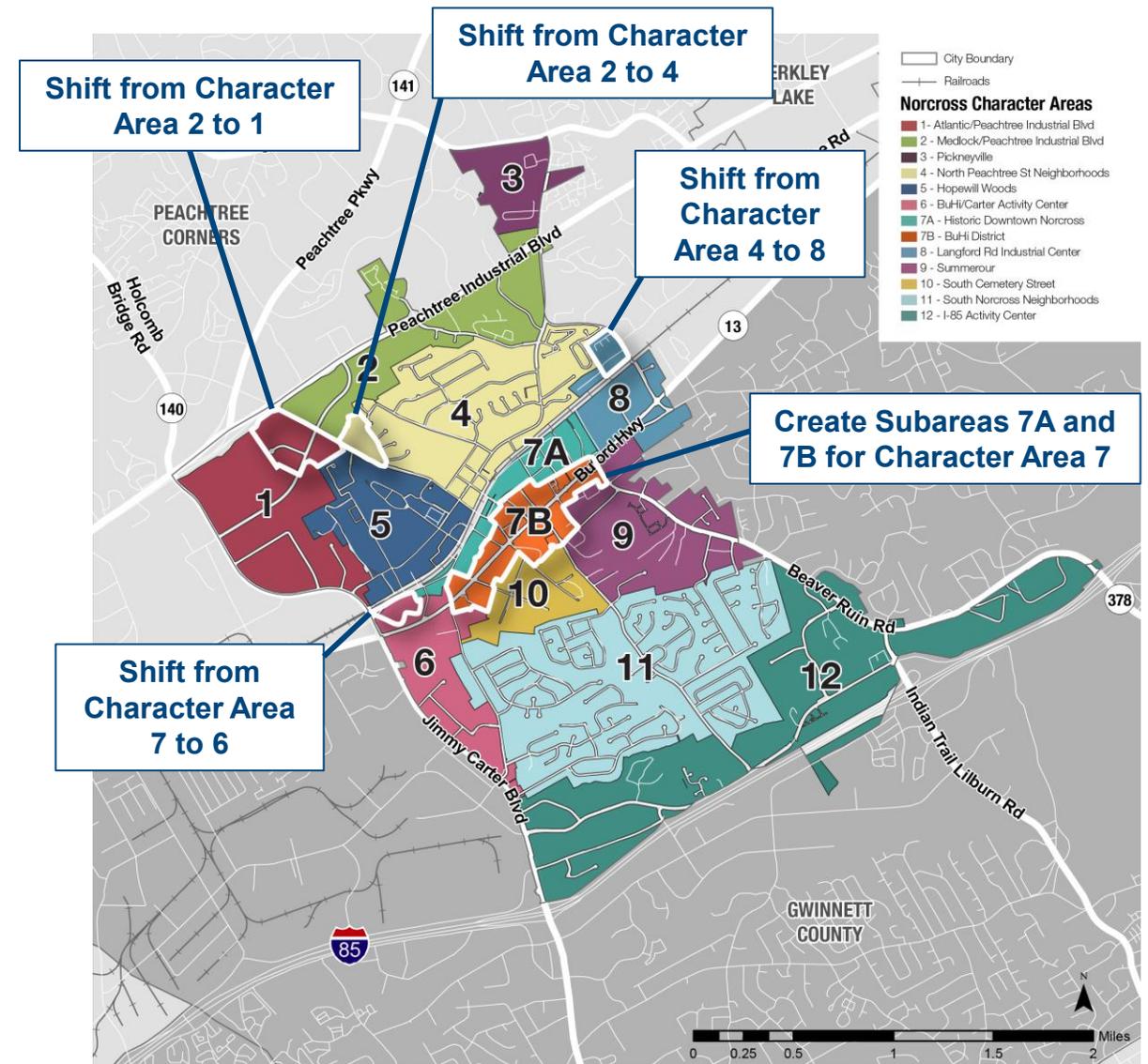
## Takeaways:

- Desire for more retail, entertainment, amenities, and greenspace in downtown Norcross
- Protect the character of historic downtown Norcross and adjacent single-family neighborhoods
- Generally ok with mixed-use, if community amenities and services are included
- Desire to see change on Buford Highway, but concerns with impacts from those changes
- Protect existing local, community-serving businesses along Buford Highway as redevelopment occurs
- Improved pedestrian and bicycle connectivity across Buford Highway



# Changes Previously Discussed

- **Minor boundary and narrative changes** to reflect city's vision and better delineate character areas
- **Character Area 7A** – Historic Downtown Norcross
  - Maintain the historic, small-town character
  - Limit residential development to medium density levels
- **Character Area 7B** – BuHi District
  - Promote mixed-use development
  - Higher density development fronting Buford Highway
  - Transition to smaller scale near the Historic Downtown
  - Preserve local businesses along Buford Highway while transitioning away from auto-oriented uses



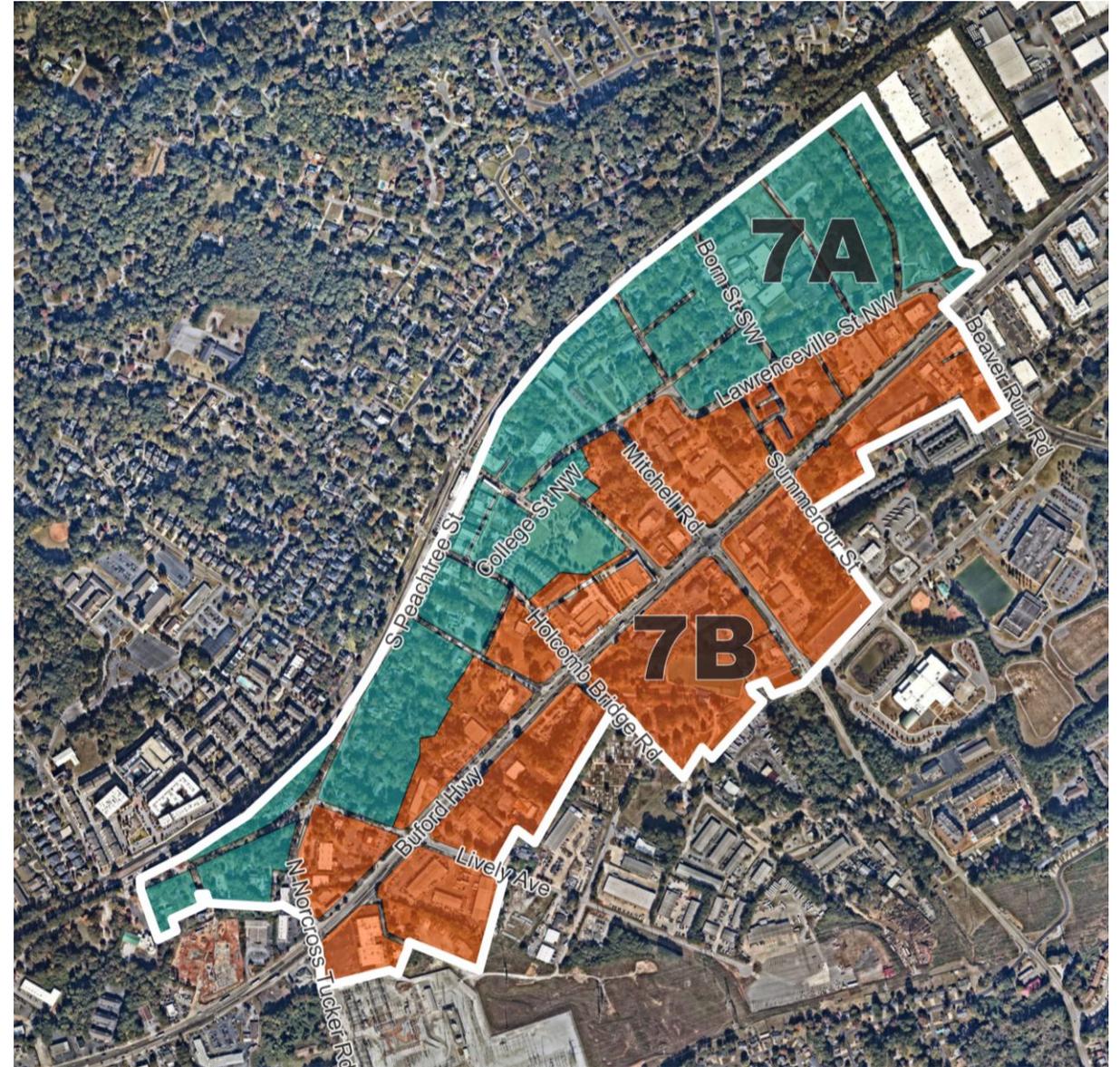
# Revisions made following December 15 City Council Policy Work Session

- **Transitions:** Added graphic depicting appropriate transitions (Character Areas 1 and 5)
- **Senior housing:** Added language encouraging housing development for a diversity of ages (Character Areas 1 and 7)
- **Stormwater:** Added language to address stormwater needs and impacts from regional projects (Character Area 12)
- **Industrial impacts:** Added language to ensure impacts from industrial areas are minimized and mitigated
- **Additional guidance:** Added language ensure new high-density/multi-family developments are in keeping with the desired vision for the City



# Character Area 7

- Revision focused on distinguishing between two areas in Town Center and improving transitions to lower density areas
- Character Area 7A – Historic Downtown Norcross
  - Maintain the historic, small-town character
  - Limit residential development to medium density levels
- Character Area 7B – BuHi District
  - Promote mixed-use development
  - Higher intensity fronting Buford Highway
  - Transition to smaller scale near the Historic Downtown
  - Preserve local businesses along Buford Highway while transitioning away from auto-oriented uses



# Proposed UDO Changes

- **Revisions to Community Mixed Use (CX) and Buford Highway (BH) Districts**
  - Remove language that references the Comprehensive Plan for regulatory compliance
  - Remove multifamily residential as an allowed use by right and require a Special Use Permit
  - Add development standards requiring transitions between commercial and residential uses
  - Clarify and refine density bonus incentives to set caps on the total allowable density bonus for residential-only and mixed-use developments
- **Amendments in other chapters/sections will clean up and clarify language so that the ordinance is easier to understand**