



# Community Development and Planning Department

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# 2018

## Where were we?

### Comprehensive Plan Update

- Due to ARC and DCA in February 2019
- Jacobs, on call planning services, indicated that possibly only minor modifications/updates needed for the plan at the time

### Zoning Ordinance

- Mostly based in 1979 ordinances, many amendments
- Cumbersome and contradictory
- Suggest a major overhaul to Zoning Ordinance and potential adoption of a Unified Development Ordinance



# 2018

## Other deficiencies

### **Microbreweries, Brew Pubs, and Distilleries**

- Had not kept up with the times

### **Reed v Gilbert**

- Had not addressed signs

### **Code Enforcement**

- Contradictions make enforcement difficult

### **Procedures**

- Lacked comprehensive zoning procedures





# Our Projects

1

## Comprehensive Plan

*(Minor Update)*

2

## Unified Development Ordinance

*(Rewrite)*

# Comprehensive Plan Update

- How are we moving toward our **vision and goals**?
- What are the **next steps** to get there?
- **Minor update**
  - Validate
  - Major changes since 2014
  - Short-term work program
  - Incorporate annexed parcels
  - Progress toward goals

## VISION

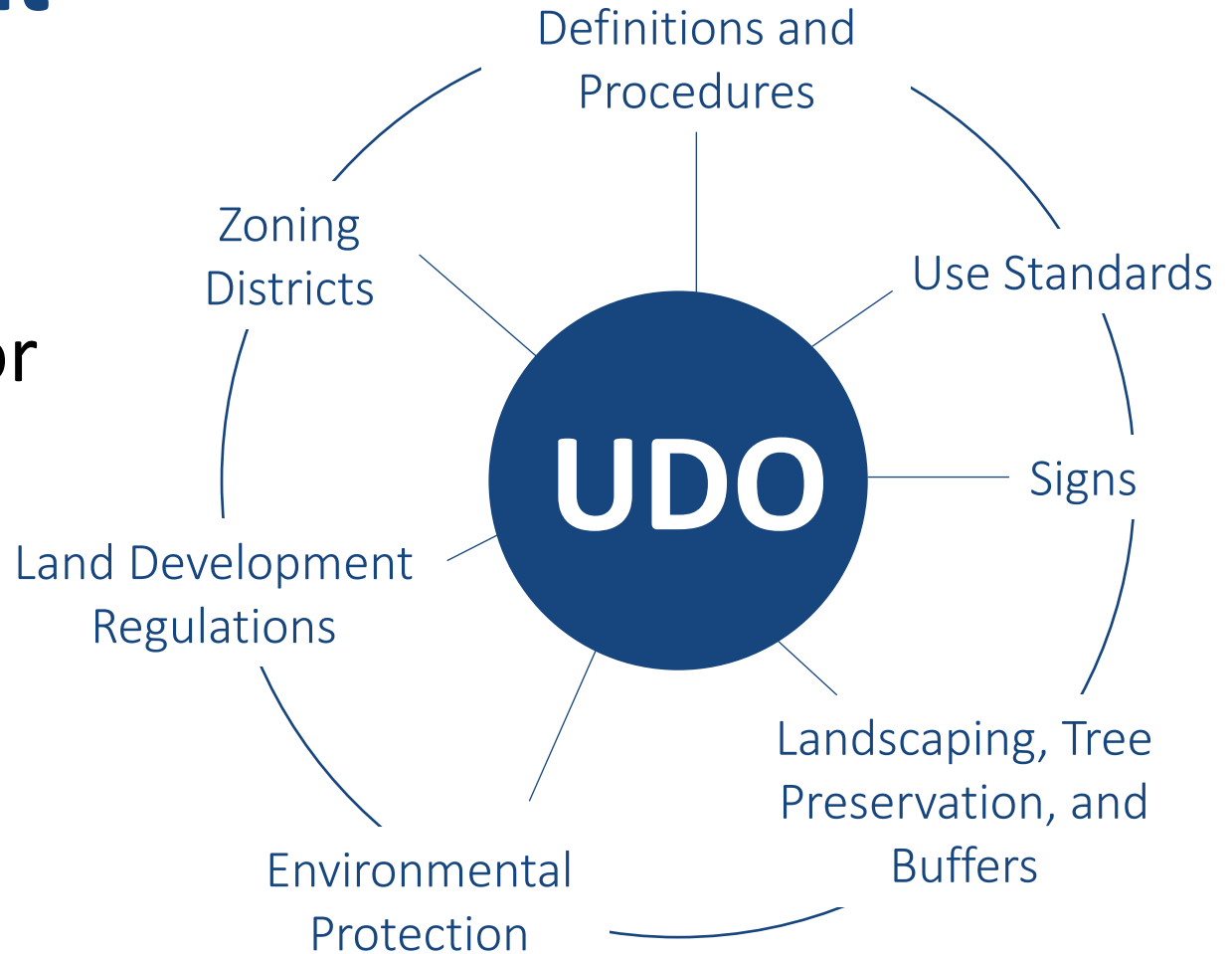
“ Norcross will be a dynamic and welcoming community in which generations of diverse citizens can engage, create, contribute, and flourish. ”

## GOALS

1. Continue to define Norcross' **sense of place**
2. Continue to strengthen Norcross as a **livable and safe** environment
3. Increase opportunities for **travel** via different **modes** within and outside the community
4. Maintain a **vibrant economy** and continue to facilitate job growth
5. Further the city's tradition of strong leadership and **high level of quality services**

# What is a **Unified Development Ordinance**?

It's a **single, simpler** code for development.



# Unified Development Ordinance Issues

## At First Glance

- Created in 1979, numerous amendments, substantial edits 1996-2002
- Lack of Organized Supplemental Use Article
- Outdated and incomplete definitions
- Subdivision standards not suited for redevelopment
- Parking Table needed
- Cumbersome overlay districts – RAOD and PIB-HBR
- Lack of accessory dwelling units provisions
- Multifamily zoning classification lack of standards
- Auto repair supplemental regulations related to screening
- Update references to other reports and plans
- Outdated sign regulations; did not reflect Reed v Gilbert
- Develop procedures
- **Did not support implementation of the Comprehensive Plan**



# Unified Development Ordinance Project Goals

Create a better regulatory tool to control land use and **support desired development through the implementation of the Comprehensive Plan**

## 1 User-friendly format

- Logical organization
- More graphics
- Consistent language
- Reduce conflicts and redundancy

## 2 Update outdated standards

## 3 Ensure legal compliance

## 4 Update the Zoning Map

# Unified Development Ordinance Project Pitfalls

Do we have the money to fund it, while keeping the City moving forward and in legal compliance?

## 1 It won't be cheap!

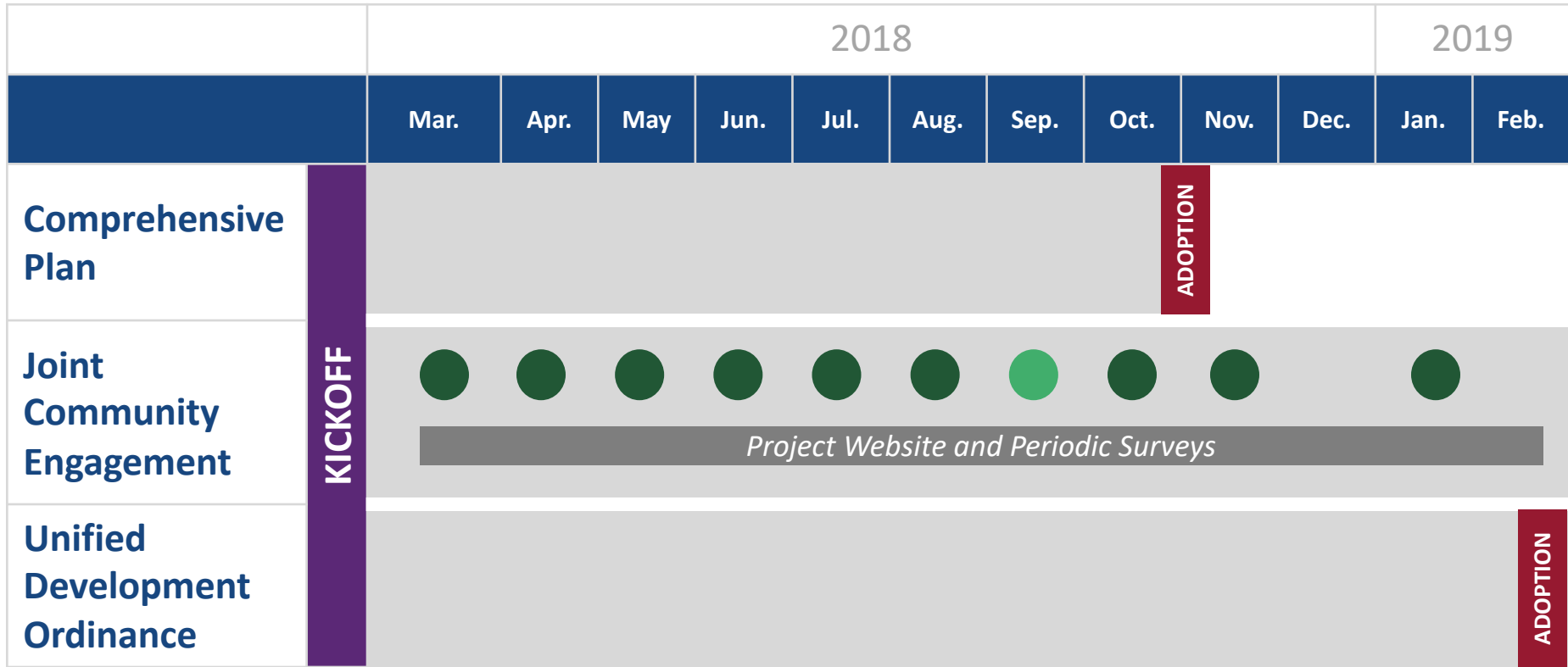
After six weeks on the job how do you ask your policymakers for a lot of money?!?

## 2 How do you keep things moving?

## 3 Ensure legal compliance

## 4 Is a moratorium the answer?

# Timeline



Steering Committee Meeting
  Community Workshop

# Benefits of a Combined Approach

**Joint  
Engagement**

**+**

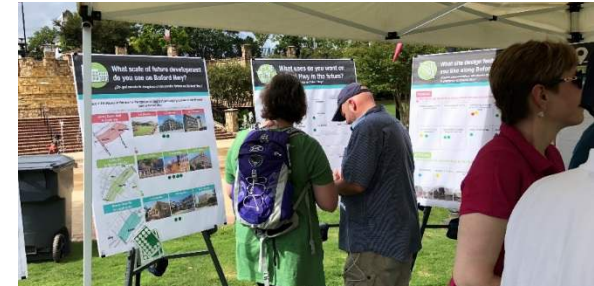
**Integrated  
Assessment**

**Aligned policies and regulations while  
saving time  
and money**

# Community Driven Process

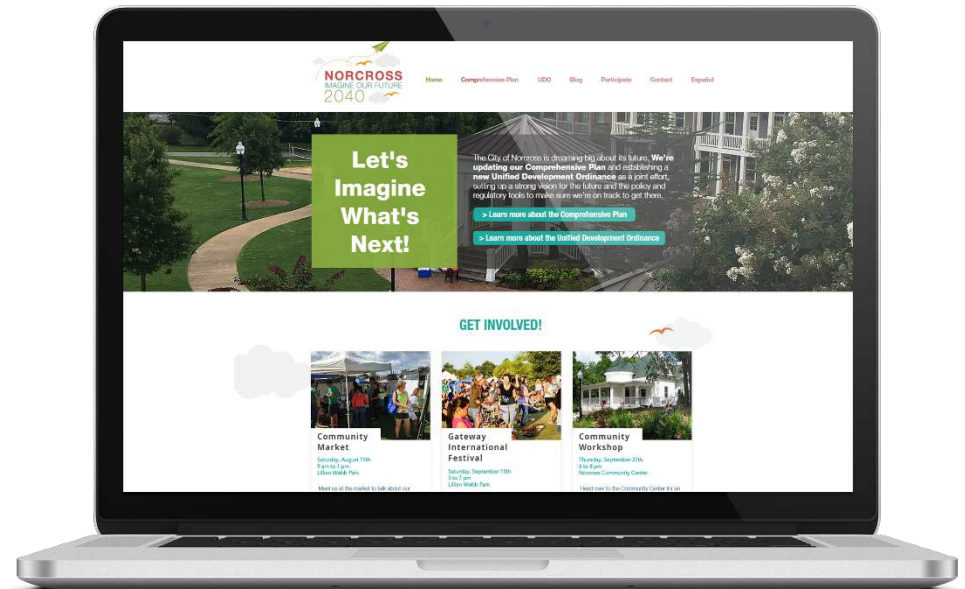
Community  
Engagement

- Project Website
- Stakeholder Interviews
- Steering Committee
- Community Market
- Gateway International Festival
- Community Workshop
- Open House
- Online Survey



# Project Website

- Adopted Comprehensive Plan
- Adopted Unified Development Ordinance
- Adopted Zoning Map
- Site hosts other Community Development Projects
- Contact information

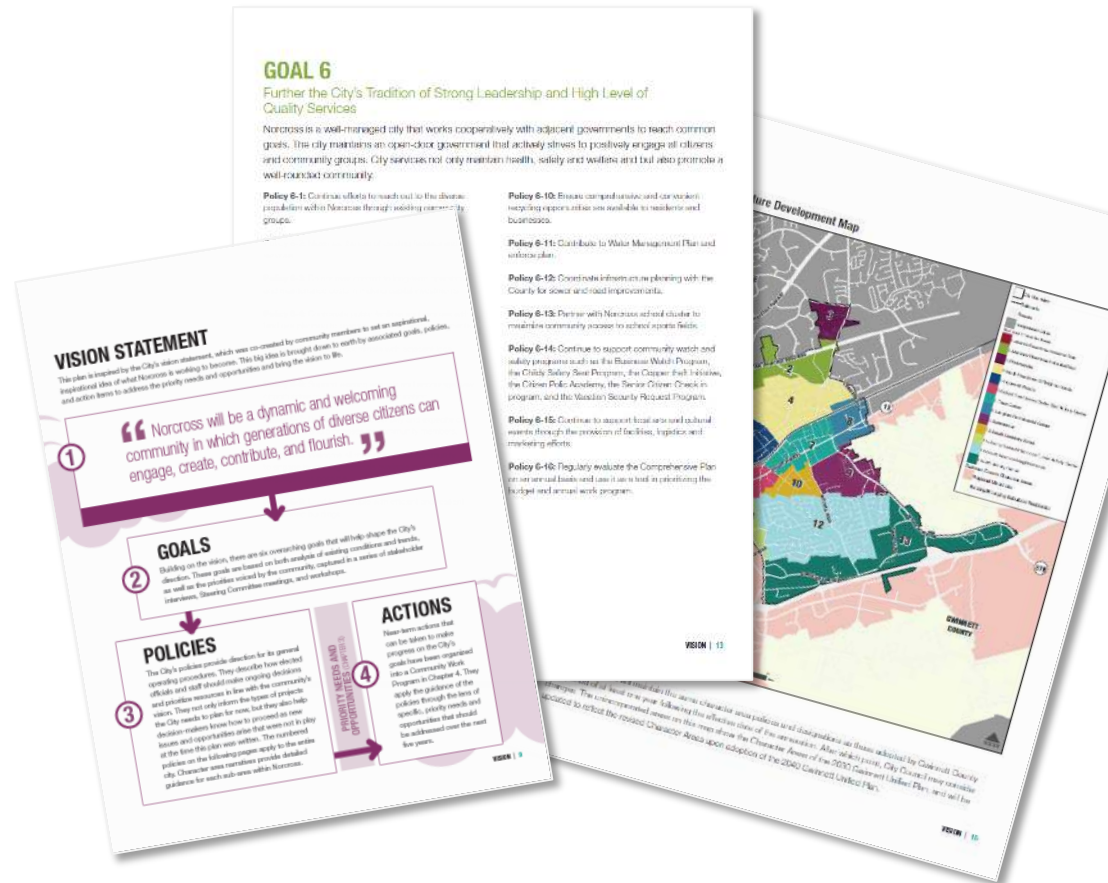


[www.imagineourfuture.org](http://www.imagineourfuture.org)

# The VISION

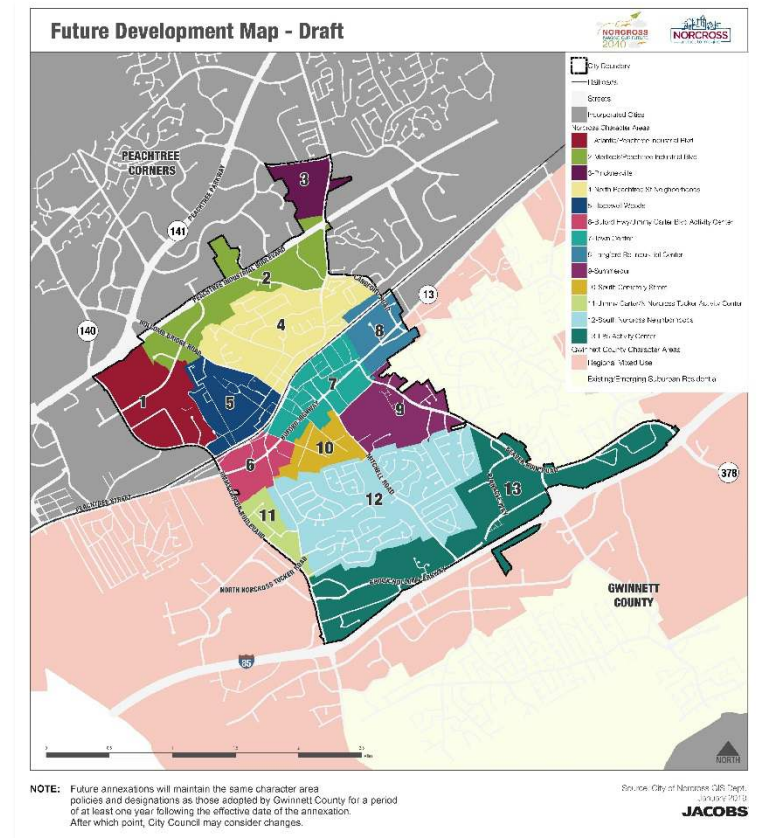
The community's hope for Norcross' future illustrated through:

- Vision Statement
- Goals
- Policies
  - Citywide Policies
  - Future Development Map



# Future Development Map

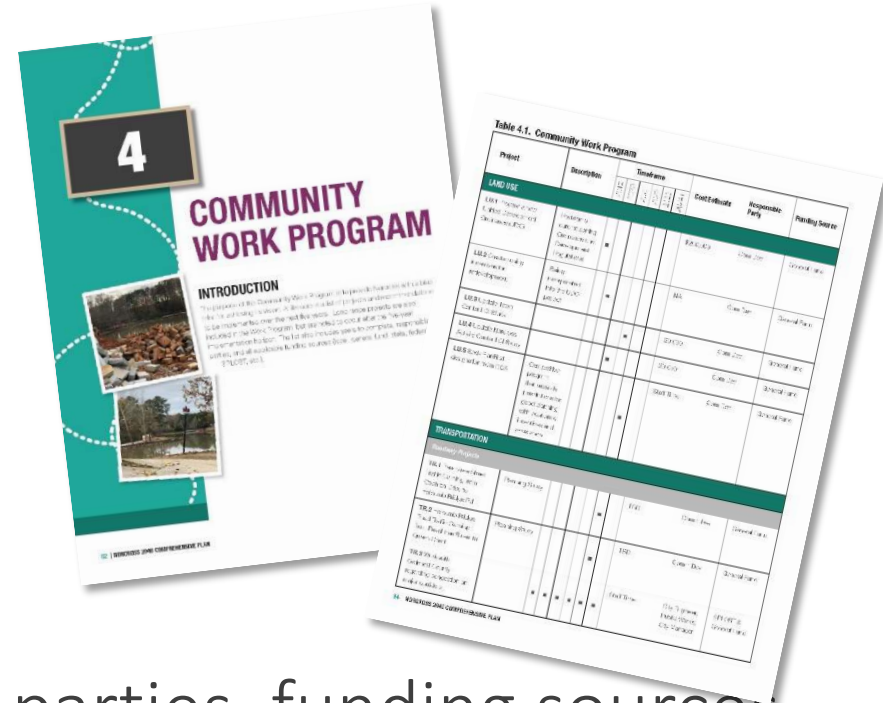
- Neighborhood Level
- 13 Character Areas
- Character area narratives
  - Vision
  - Appropriate scale of development and land use policies
  - Implementation measures





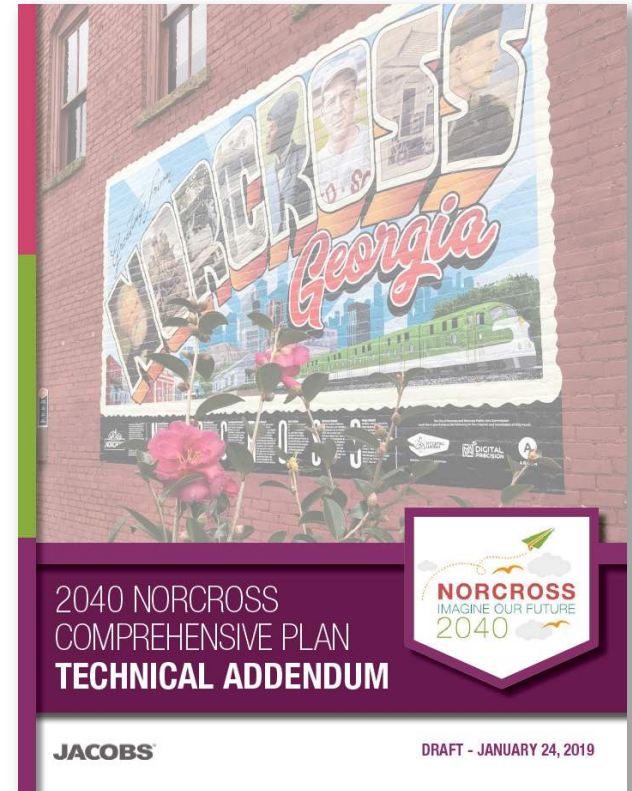
# Community Work Program

- Concrete **action items**
- 2019-2023
- Organized by topic:
  - Land Use
  - Transportation
  - Housing
  - Economic Development
  - Sustainability and Quality of Life
- Cost estimates, responsible parties, funding sources
- Alignment of the budget process with the action items



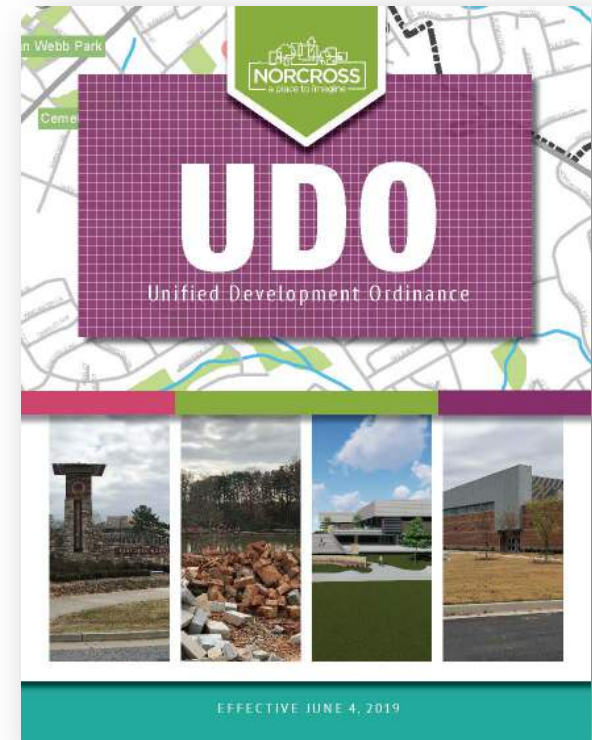
# TECHNICAL ADDENDUM

- Provides supporting material, leaving the main plan document smaller and easier to read
- Includes key information that informed plan development and that is required under State guidelines
  - Report of Accomplishments
  - Project Evaluation
  - Community Engagement Documentation
  - Environmental Planning Criteria
  - Broadband Services Element



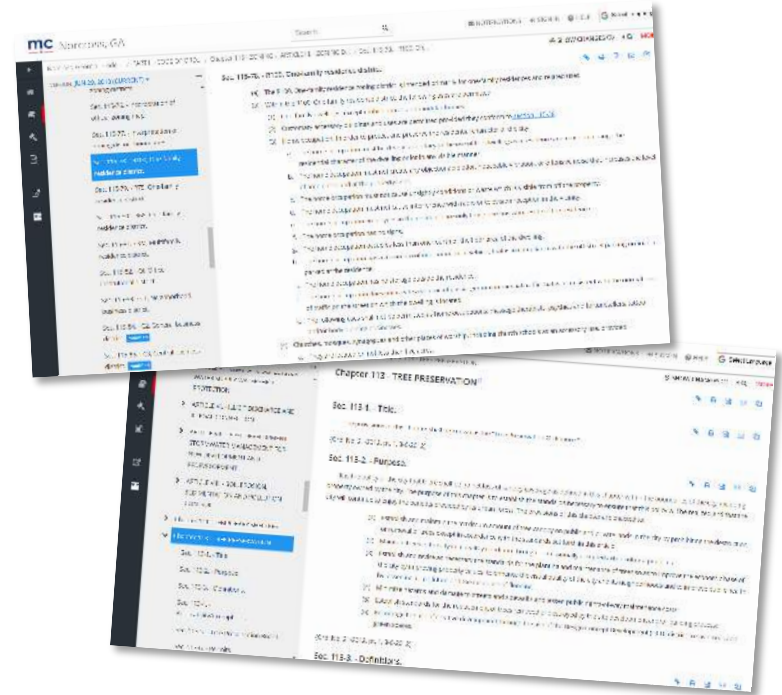
# UDO Creation Process

- Future Development Map, goals and vision from Comp Plan were guides to changes
- Result of a monthly iterative process
- Legal Review lead to major revisions in
  - District and Procedural Standards
  - Sign regulations
  - Reorganization
- Sustainability Review to support Green Communities Designation



# Fundamental Changes in the Code

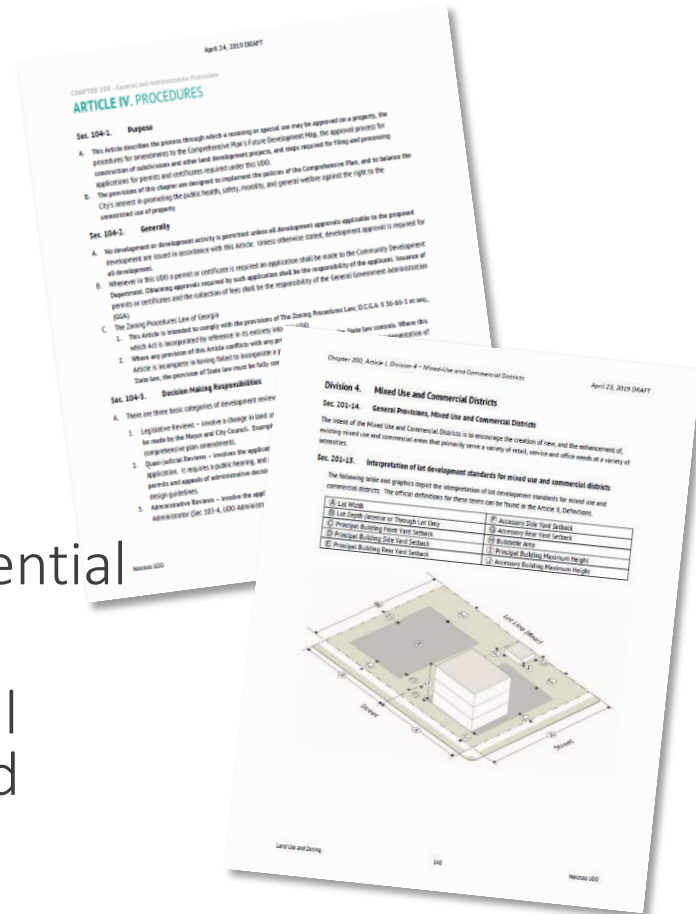
- Overall organization
- Clear procedures
- Zoning districts redefined along with Zoning Map Update
  - Overlays converted to standard zoning districts
  - Consolidation of select residential districts
  - Conversion of C3 to Town Center District
  - New concept-driven mixed use districts
  - Addition of Public District (Parks, City & County properties, R.O.W, etc.)



*Previous code in Municode*

# Innovative Changes to the Code

- Incentive Zoning
  - Green space for height
  - Reduced parking requirement near Transit
  - LEED/sustainability certifications for Density
  - Expedited plan review for target industries
- No minimum house size (across all residential zoning districts)
- Accessory Dwelling Units in all residential districts that allow single family detached residential



# Lessons Learned

- UDO is a living and breathing document –should be regularly reviewed
- Logical organization of the code is critical to avoiding future problems
- The nature of public engagement has changed in the past 5 years



**QUESTIONS?**

# Contact Us

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