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
2019-2023
Longer Term Projects

Will be driven by:

- Comprehensive Plan update Community Work Program (CWP)
- Unified Development Ordinance
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- Outdated and incomplete definitions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- Outdated sign regulations; did not reflect Reed v Gilbert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

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

Create a better regulatory tool to control land use and support desired development through the implementation of the Comprehensive Plan.
Unified Development Ordinance

Project Pitfalls

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?

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

<table>
<thead>
<tr>
<th>Comprehensive Plan</th>
<th>Joint Community Engagement</th>
<th>Unified Development Ordinance</th>
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<tbody>
<tr>
<td>KICKOFF</td>
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<td>May</td>
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**2018**

**2019**

- **Steering Committee Meeting**
- **Community Workshop**

*Project Website and Periodic Surveys*
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
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.)
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
Contact Us

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