



2045 Norcross Comprehensive Plan Amendment City Council Meeting – January 5, 2026

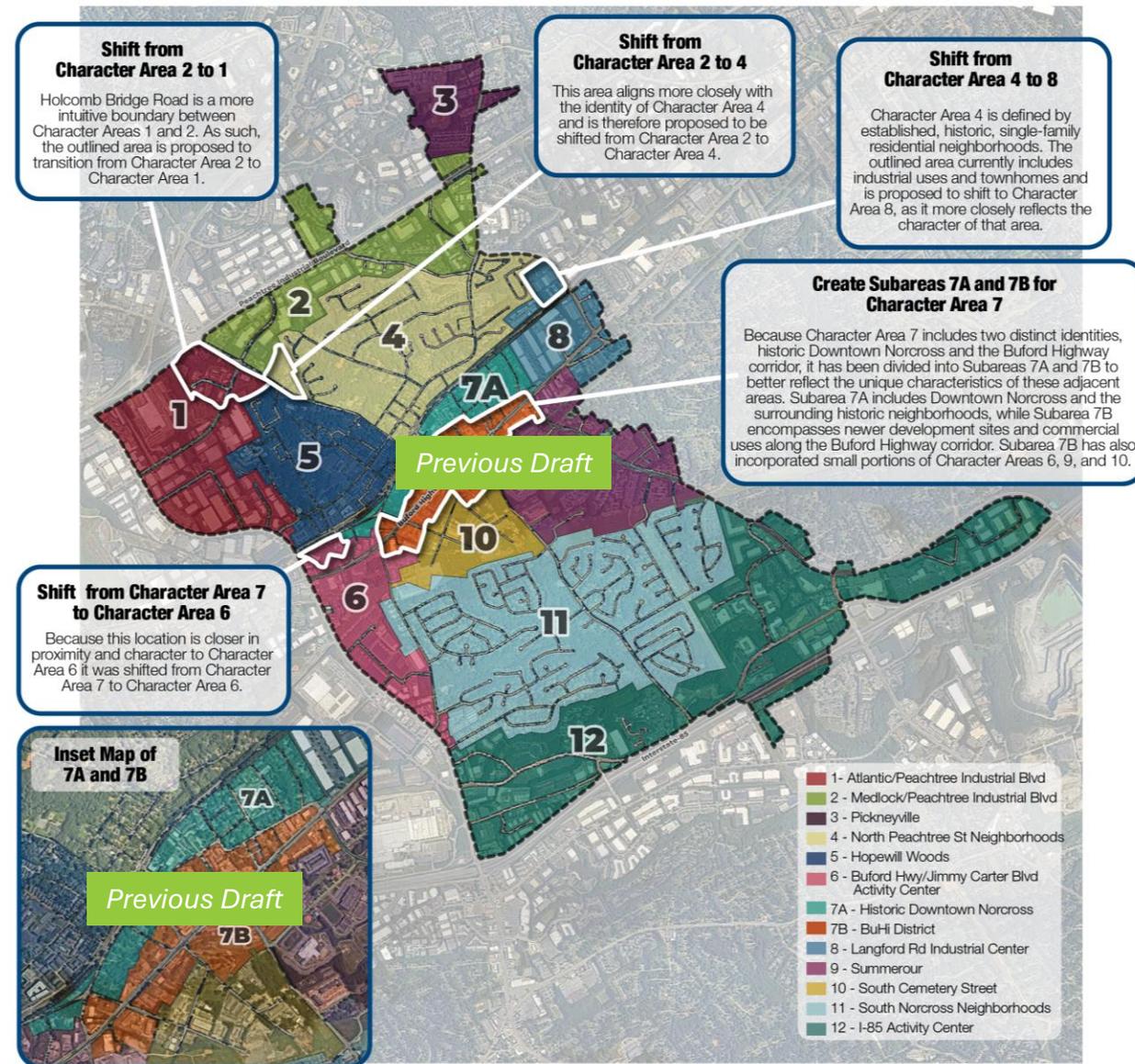
Community Engagement

- Pop-Ups at Community Events
 - Cookout with Council
 - Summerour Community Engagement Fair
 - Pedal Norcross
 - Norcross Day of Play
- Stakeholder Meetings
 - Meetings with City Councilmembers
 - Downtown Development Authority
 - Discussion with developers
- Online Survey
 - 500+ Responses



Changes Previously Discussed

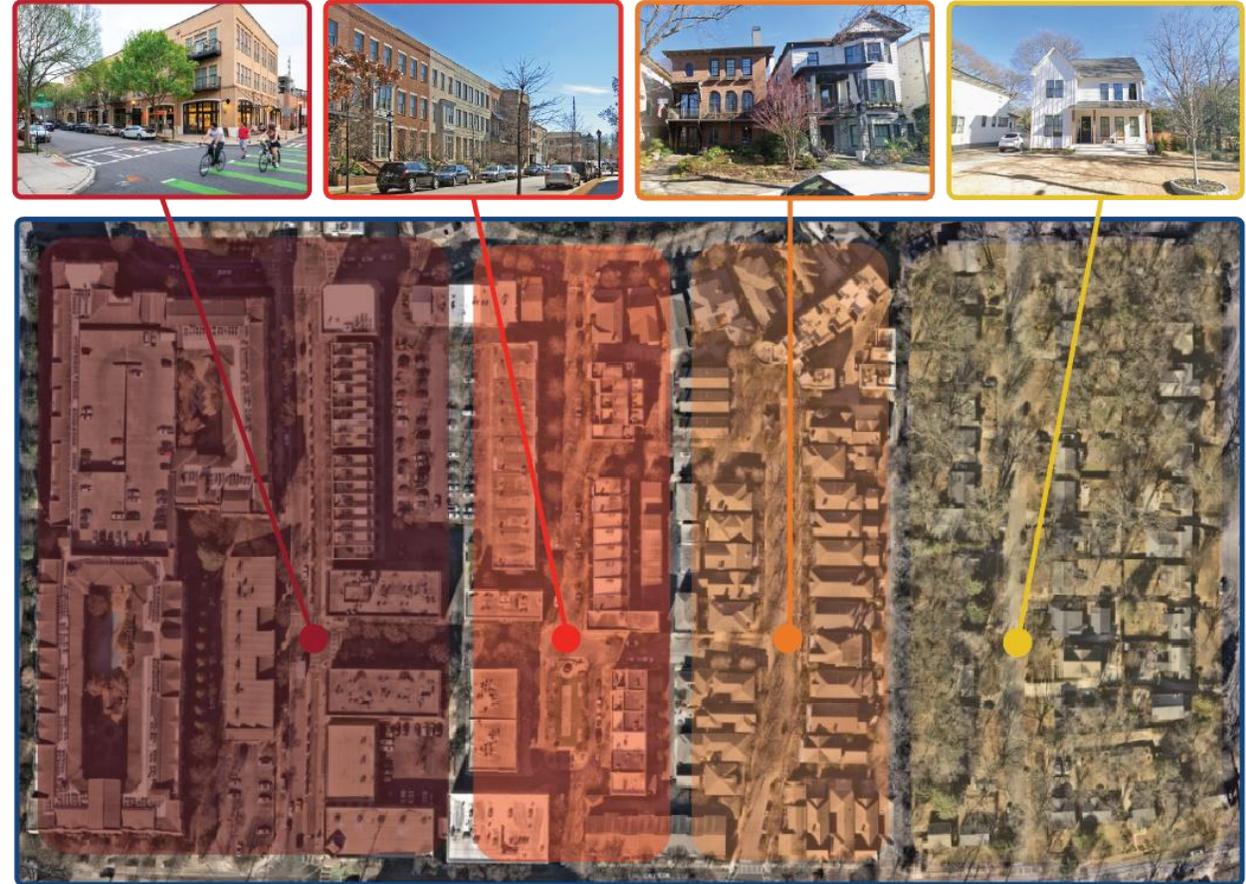
- **Minor boundary and narrative changes** to reflect city's vision and better delineate character areas
- **Character Area 7A – Historic Downtown Norcross**
 - Maintain the historic, small-town character
 - Limit residential development to medium density levels
- **Character Area 7B – BuHi District**
 - 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 since December 15 City Council 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

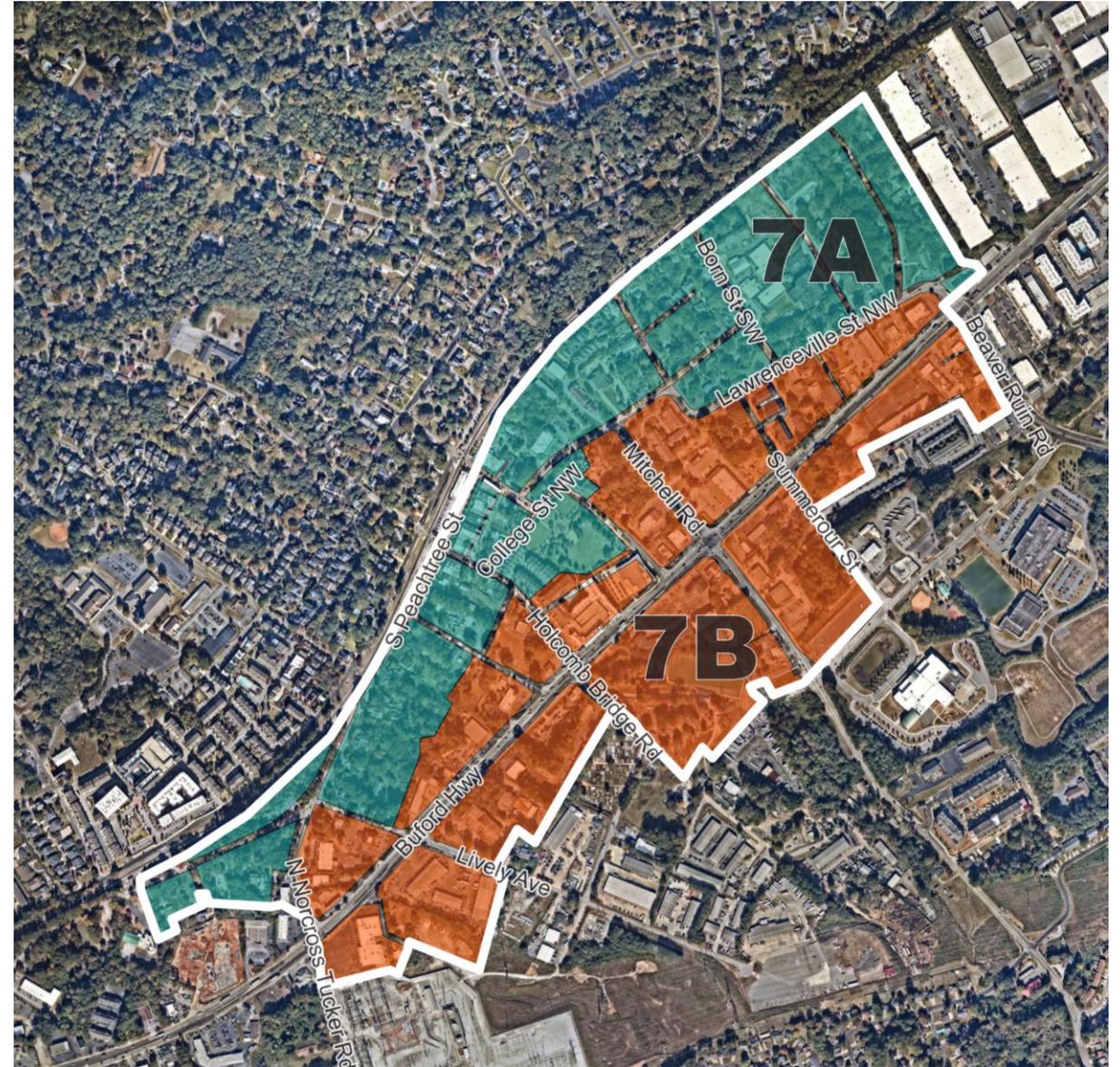
Higher-Intensity Residential Mixed-Use ➤ Medium-Density Residential ➤ Single-Family Detached ➤ Existing Single Family



Character Area 7

Adjusted boundary for Subareas 7A and 7B

- Character Area 7A now includes:
 - Lillian Webb Park
 - Townhomes northwest of the Brunswick
 - Cultural Arts Center and nearby historic church and homes
- Character Area 7B now includes:
 - Properties that front Buford Highway
 - Properties south of Lawrenceville Street, east of The Rectory



Questions?