NORCROSS
TOWN CENTER
DOWNTOWN PLAN

ZONING
JANUARY 25 2012

R100 - One-family Residence	39.9%	Neighborhood Business	0.4%
R75 - One-family Residence	12.1%	General Business	8.2%
R65 - One-family Residence	2%	Central Business	10.1%
RM - Multifamily Residence	0.6%	Design Concept Development	3.6%
RM6 - Multifamily (6 du/ac)	0%	Office-Institutional	2.1%
RM8 - Multifamily (8 du/ac)	0%	Office-Distribution-Warehouse	0%
RM10 - Multifamily (10 du/ac)	1.6%	Light Industrial	19.4%
RMD - Multifamily (duplex)	0%	Zoning with Conditions	
RTH - Townhouse	0%		

Redevelopment Area Overlay District
Tier 1 Tier 2 Tier 3

- School
- Library
- Religious Institution
- Police Station
- Fire Station
- Railroads
- Streams
- Study Area Boundary
- Norcross City Limits

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

Johnson Dean Park
Thrasher Park
City Hall
Betty Maudlin Park
Community Center
Lillian Webb Community Park
South Point Park
Norcross Elementary School
Heritage Park
Post Office

DOWNTOWN ENLARGEMENT

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TOWN CENTER
DOWNTOWN PLAN

LAND USE

JANUARY 25 2012

Existing Land Use

43%	Single Family Residential		School
4%	Multifamily Residential		Library
10%	Commercial		Religious Institution
3%	Office	P	Police Station
12%	Public / Institutional	F	Fire Station
18%	Light Industrial		Railroads
4%	Parks / Greenspace		Streams
6%	Vacant (by use)		Study Area Boundary
			Norcross City Limits

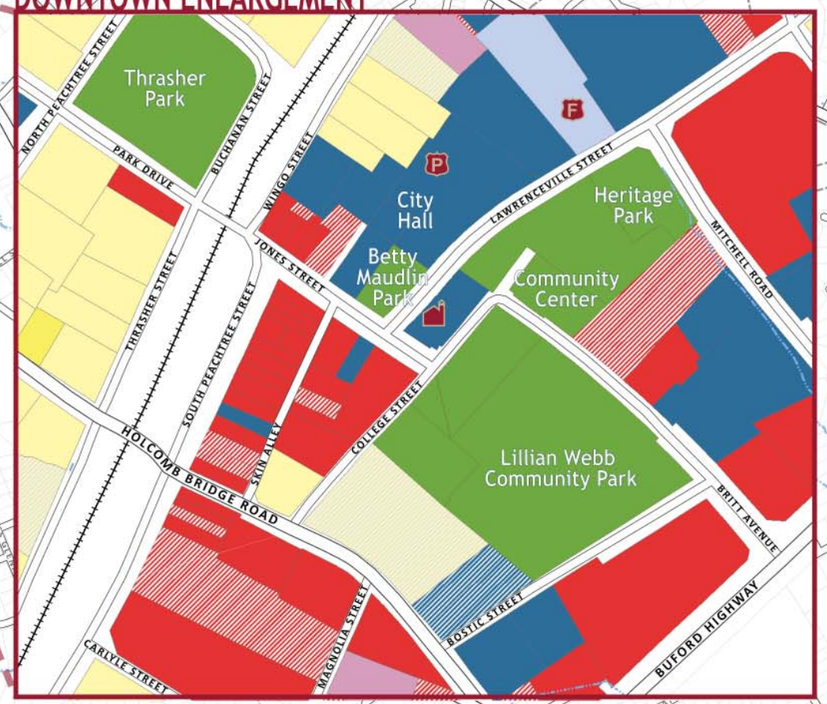
Total Acres
560 in study area / 457 excluding roads

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

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DOWNTOWN ENLARGEMENT



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NORCROSS TOWN CENTER DOWNTOWN PLAN

DEVELOPMENT PATTERNS

JANUARY 25 2012

Building Footprint
Streams
Railroads
Parcels
Study Area Boundary
Norcross City Limits

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

1 **Housing/Uses**: 1-2 story single family, townhouse development, institutional (churches)
Streetscape/Blocks: some sidewalks, mature tree canopy, mainly deep front yard setbacks
Lot Size: ranging from 1/4 to 3 acres or larger for institutional properties
Condition: moderately forested, winding suburban street network with cul-de-sacs, homes dating from mid-century and newer, large yards

2 **Housing/Uses**: historic 1-2 story homes, downtown commercial uses in row houses, institutional uses (government, parks, and churches), newly developed residential neighborhoods
Streetscape/Blocks: sidewalks with streetscape, mature tree canopy in areas
Lot Size: ranging from 1/10 acre to larger
Condition: many historic properties (late 1800s), recently established or establishing mixed use or small lot developments, well-connected street network, varied setbacks and yard sizes

3 **Housing/Uses**: commercial strip development
Streetscape/Blocks: large blocks, parking in the front, sidewalks on Buford Highway
Lot Size: approximately 1/4 to 2 acres
Condition: minimal tree canopy, extensive surface parking, sporadic landscaping, frequent curb cuts

4 **Housing/Uses**: warehouse and industrial uses
Streetscape/Blocks: no or few sidewalks, mature tree canopy in buffer areas, deep building setbacks
Lot Size: approximately 1/2 to 18 acres
Condition: extensive surface parking, low-scale large footprint development

DOWNTOWN ENLARGEMENT

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TOWN CENTER
DOWNTOWN PLAN

NATURAL FEATURES

JANUARY 25 2012

- Streams
- 100-Year Floodplain
- Wetlands
- Railroads
- Study Area Boundary
- Norcross City Limits
- Study Area High Point

Elevation

- 985 - 1,000 ft
- 1,001 - 1,012 ft
- 1,013 - 1,025 ft
- 1,026 - 1,040 ft
- 1,041 - 1,055 ft
- 1,056 - 1,068 ft
- 1,069 - 1,082 ft
- 1,083 - 1,096 ft

Total Elevation Change:
110 feet (986 - 1,096 ft)

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County, U.S. Fish and Wildlife Service

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DOWNTOWN ENLARGEMENT

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NORCROSS TOWN CENTER DOWNTOWN PLAN

CULTURAL RESOURCES

JANUARY 25 2012

- National Historic District
- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- Parks and Greenspace
- School
- Library
- Religious Institution
- Police Station
- Fire Station

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

Johnson Dean Park

Thrasher Park

City Hall

Betty Maudlin Park

Community Center & College Street Playhouse

Lillian Webb Community Park

South Point Park

Whistle Stop Farmer's Market

Norcross Elementary School

Heritage Park

Post Office

DOWNTOWN ENLARGEMENT



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TOWN CENTER
DOWNTOWN PLAN

ROADWAY FUNCTIONAL CLASSIFICATION

FEBRUARY 13 2012

- Urban Principal Arterial
- Urban Minor Arterial
- Urban Collector Street
- Urban Local Road
- Parks
- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- 3-way Stop Controlled Intersection
- Railroad Crossing
- Traffic Signal
- AADT Average annual daily traffic count, 2010
- School
- Library
- Religious Institution
- Police Station
- Fire Station

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

AADT: 10,660

AADT: 8,990

AADT: 28,620

AADT: 33,260

AADT: 4,360

AADT: 36,920

AADT: 1,510

AADT: 25,480

Johnson Dean Park

Norcross Elementary School

Post Office

South Point Park

DOWNTOWN ENLARGEMENT

Thrasher Park

City Hall

Betty Maudlin Park

Heritage Park

Community Center

Lillian Webb Community Park

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TOWN CENTER
DOWNTOWN PLAN

ROADWAY LANES & TRAFFIC CONTROL

FEBRUARY 13 2012

- Four Lanes
- Two Lanes
- AADT Average annual daily traffic count, 2010
- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- 3-way Stop Controlled Intersection
- Railroad Crossing
- Traffic Signal
- School
- Library
- Religious Institution
- Police Station
- Fire Station
- Parks

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

AADT: 8,990
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Johnson Dean Park
Norcross Elementary School
Post Office
South Point Park

DOWNTOWN ENLARGEMENT

Thrasher Park
City Hall
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Heritage Park
Community Center
Lillian Webb Community Park

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TOWN CENTER DOWNTOWN PLAN

PEDESTRIAN FACILITIES
FEBRUARY 13 2012

- Sidewalk / Pedestrian Walkway
- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- Parks
- School
- Library
- Religious Institution
- Police Station
- Fire Station

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

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Johnson Dean Park
Norcross Elementary School
Post Office
South Point Park

DOWNTOWN ENLARGEMENT

Thrasher Park
City Hall
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NORCROSS TOWN CENTER DOWNTOWN PLAN

TRANSIT FACILITIES

FEBRUARY 13 2012

Gwinnett County Transit

- Route 10 - Discover Mills / Gwinnett Place to Doraville
- Route 20 - Buford Highway to Singleton / Indian Trail
- Route 35 - Technology Park / Peachtree Corners to Buford Highway

- Bus Transfer Point
- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- Parks
- School
- Library
- Religious Institution
- Police Station
- Fire Station

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

To Peachtree Corners

To Gwinnett Place Mall, Discovery Mills, and Park&Ride

To Doraville MARTA Station

To Peachtree Corners

To Indian Trail - Lilburn Road & Tech Drive

Johnson Dean Park

Norcross Elementary School

Post Office

Post Office

South Point Park

DOWNTOWN ENLARGEMENT

Thrasher Park

City Hall

Betty Maudlin Park

Heritage Park

Community Center

Lillian Webb Community Park

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NORCROSS TOWN CENTER DOWNTOWN PLAN

PRIOR TRANSPORTATION PLANS FEBRUARY 13 2012

ARC Regional Transportation Plan (RTP) Projects
- Roadway Project
- Transit Project
- Pedestrian Facility
- Study Area Boundary
- Other LCI Boundary
- Railroads
- Parcels
- Norcross City Limits

- School
- Library
- Religious Institution
- Police Station
- Fire Station
- Streams
- Parks

0 150 300 600 900 1,200 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

ARC ID: ASP-AR-437
Northeast Corridor Commuter Rail Service
Status: Aspiration

Norcross Activity Center LCI Study completed 2008

ARC ID: GW-AR-246
Downtown Norcross Pedestrian Improvements
Status: Programmed

ARC ID: GW-371
SR 140 (Jimmy Carter Boulevard) Widening
Status: Long Range

ARC ID: GW-357
US 23 (Buford Highway) Medians
Status: Programmed

Johnson Dean Park
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DOWNTOWN ENLARGEMENT

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NORCROSS TOWN CENTER DOWNTOWN PLAN

LAND USE PLAN

JUNE 4 2012

- National Historic District
- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- Gateway
- School
- Library
- Religious Institution
- Police Station
- Fire Station
- City Hall

Proposed Land Use

- Single Family Residential
- Lifestyle Residential
- Low-Rise Multifamily (up to 3 floors)
- Mid-Rise Multifamily (up to 5 floors)
- Low-Rise Mixed Use (up to 3 floors)
- Mid-Rise Mixed Use (up to 5 floors)
- Low-Rise Retail (up to 2 floors)
- Low-Rise Office (up to 3 floors)
- Mid-Rise Office (up to 5 floors)
- Community Facility
- Modern Industrial
- Existing Park / Greenspace
- New Park / Greenspace

0 150 300 600 900 1,200 feet

1 inch = 300 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

Rossie Brundage Park
Johnson Dean Park
Thrasher Park
Lillian Webb Park
South Point Park
Cemetery Fields
Norcross Elementary School
Summerour Middle School
(Future Elementary School)
GIVE Center West / Buchanan High School of Technology
(Future Summerour Middle School campus)
HOLCOMB BRIDGE RD
BUFORD HWY
JIMMY CARTER BLVD
NORTH NORCROSS TUCKER RD
MITCHELL RD
BEAVER RUIN RD
LANGFORD RD
OLD NORCROSS RD
Valley Rd
Locust Dr
Sunset Dr
Freeman Ct
Sunset Hills Dr
Moore Ln
Maulden Dr
Chastain Manor Dr
Barton St
S Barton St
Park Dr
Buchanan St
N Peachtree St
Baketraw St
Peachtree Oak Dr
Oak Cove
Oak Ter
Cole Ct
Langford Commons Dr
Longview Dr
Dogwood Cir
Kept In Style
Kept Tyte
Berrimore Park Dr
Kept Writher Rd
Blackmon Xing
Ivy Cir
Carroll Ct
Meadow Main
Stanstead Ct
Stanstead Cir
Courtyard Dr
Northwoods Pkwy
Oldtown Park Dr
Langford Dr
Quigley Ct
Eton Ct
Foster Cir
Hubert Dr
Hobbs St
Ewing St
Nesbit Aly
Hunter Hall Ct
Hunter St
Langford Dr
Peachtree St
Main St
Regency Pkwy
Stevens Rd
South Peachtree St
W Peachtree St
Colonel Jones Aly
Gaines St
Rogan St
Redwine St
Spike St
Williams Aly
Williams St
Thrasher St
Wingo St
Webb Dr
Born St
Hunt St
Beulah St
Giles St
Norcross Industrial Ct
Langford Park Dr
Herrington Dr
Cambridge St
Cambridge Way
Green Valley Dr
Skin Alley
College St
Academy St
Lawrenceville St
Rosbie St
Magnolia St
Cedrine St
Liberty Ave
Park Ave
Summerour St
Summerour Sq
Summer Pl
Summer Ct
Davidson Dr
Price Pl
Woodland Rd
Fairmount Dr

NORCROSS TOWN CENTER DOWNTOWN PLAN

ILLUSTRATIVE PLAN

- Parcels
- Park / Greenspace
- Plaza
- Proposed Building
- Existing Building
- Parking Surface
- Parking Deck
- School
- Library
- Religious Institution
- Police Station
- Fire Station
- City Hall
- Pedestrian Walkway / Trail
- Railroads



NORCROSS TOWN CENTER DOWNTOWN PLAN

TRANSPORTATION PLAN

JUNE 4 2012

- Streams
- Railroads
- Parcels
- Study Area Boundary
- Norcross City Limits
- Existing Park / Greenspace
- New Park / Greenspace
- High Priority Transportation Project
- Other Transportation Project
- School
- Library
- Religious Institution
- Police Station
- Fire Station
- City Hall
- Gateway

Proposed Transportation Enhancements

Bicycle/Pedestrian Improvements

- Proposed Multi-Use Trail
- Proposed Bike Lane
- Proposed Sharrow
- Raised crosswalk / speed table
- Enhanced crosswalk
- Proposed 5' Sidewalk
- Proposed 8' Sidewalk with 4' Streetscape
- Railroad pedestrian crossing upgrade

Roadway Improvements

- New Public Road
- New Road with Redevelopment
- Roundabout
- XXXXX Removed Road
- Proposed new traffic signal

Other Transportation Improvements

- Bus shelter
- Bus transfer point w/ shelter
- Intersection improvement
- Bulbouts
- Splitter island with enhanced crosswalk
- Intersection with textured surface & splitter island
- Raised intersection with textured surface
- On-Street Parking
- Railroad crossing traffic/ concept development study

0 150 300 600 900 1,200 feet

1 inch = 300 feet

Sources: Atlanta Regional Commission, City of Norcross, Georgia Department of Community Affairs, Gwinnett County

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