

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Wednesday, January 7, 2026 6:30 PM

2nd Floor Conference Room

Meeting

Walter Bell, Vice Chair

Tom Doherty

Antonio Henson

David Grayson

Marlene Janos

Livestream Here:

A. Call to Order

a. Roll Call

Attendee Name	Title	Status	Arrived
Walter Bell	Vice Chair	Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Absent	
David Grayson	Board member	Present	
Marlene Janos	Board member	Present	

B. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.

A motion to approve the Planning and Zoning on December 3, 2025, meeting minutes.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: David Grayson, Board member
SECONDER: Tom Doherty, Board member
AYES: Bell, Grayson, Hensen, Janos, Doherty

1. 2025-436: 1. Approval of Previous Meeting Minutes

A motion to approve the December 3, 2025, Planning & Zoning meeting minutes

RESULTS: APPROVED [UNANIMOUS] 4-0
 MOVER: David Grayson, Board Member
 SECONDER: Tom Doherty, Board Member
 AYES: Bell, Grayson, Henson, Janos

C. Ongoing Business

D. New Business

1. 2025-433: RZ2025-006 5330 Old Norcross Road

Planning Staff introduced the case and its findings:

Based on the analysis of this case, Staff recommends APPROVAL of rezoning to M1 (Light Industry District), subject to the following:

1. The property shall be developed in general conformance with the City of Norcross Unified Development Ordinance;
2. Provide a ten (10) foot landscape strip adjacent to all public rights-of-way subject to City Arborist's approval;
3. Chain link fence in the front yard shall be removed and replaced with fencing decorative in nature as outlined in the UDO;
4. No Motor vehicle related sales and service uses allowed;
5. Outdoor storage limited to vehicle parking. No other storage allowed; and
6. Provide a complete set of plans for land disturbance done without a permit in 2021, or as-built.

Presentation by the Applicant and Property Owner:

- The applicant's representative gave a brief presentation to the P&Z Board that included the site layout, existing conditions, the existing cell tower on site, ongoing code

enforcement violations, existing Georgia Power easements, the property's nonconforming status, and staff's recommendations.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: David Grayson, Board member

SECONDER: Marlene Janos, Board member

AYES: Bell, Grayson, Janos, Doherty

2. 2025-434: TEXT2026-001 Amendment to the Unified Development Ordinance

- Planning Staff introduced the proposed text amendments to Chapter 100, Chapter 200, and Chapter 400 which are listed below:
 1. Chapter 100 General and Administrative Provisions, Article II. Definitions
 2. Chapter 200 Land Use and Zoning, Article I, Division 2
 - Sec. 201-22 CX Community Mixed Use
 - Sec. 201-23 BH Buford Highway
 3. Chapter 200 Land Use and Zoning, Article II Supplemental and Accessory Use Standards:
 - Sec. 202-2 Supplemental use standards(aa)(3)
 - Sec. 202-3 Accessory uses or structures
 4. Chapter 200 Land Use and Zoning, Article III Parking and Loading
 - Sec. 203.9 Minimum number of spaces required
 5. Chapter 400
 - Sec. 407-4 Applicability criteria for stormwater management standards
 - Sec. 407-5 Exemptions from stormwater management standards

Vote for TEXT2026-001

- After discussion and deliberation, the Planning and Zoning Board recommended approval of the text amendments, adding that proposed multi-family uses should require a special use permit (city-wide).

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Marlene Janos, Board member

SECONDER: Tom Doherty, Board member

AYES: Bell, Grayson, Janos, Doherty

3. 2025-435: FP2025-003, Final plat consideration

FP2025-003

- Planning Staff introduced the final plat for consideration, which met the requirements of the Unified Development Ordinance. Staff reminded the Board Members that the Final Plat requires review from the Planning and Zoning Board, and then the Mayor and Council.

Vote for FP2025-003

- After discussion and deliberation, the Planning and Zoning Board recommended approval of the final plat as presented.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: David Grayson, Board member
SECONDER: Tom Doherty, Board member
AYES: Bell, Grayson, Janos, Doherty

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA

F. Adjourn

Board member David Grayson motioned to adjourn the meeting at 7:53 pm, seconded by Marlene Janos. The vote was unanimous, 4-0.

[MEET_FOOT]