

# **City of Norcross**

*65 Lawrenceville Street*

*Norcross, GA 30071*



## **Meeting Agenda**

**Wednesday, February 4, 2026**

**6:30 PM**

**2nd Floor Conference Room**

### **Planning and Zoning**

**Walter Bell, Chair**

**David Grayson, Vice Chair**

**Antonio Henson**

**Marlene Janos**

**Tom Doherty**

**A. Call to Order****B. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.**

Planning and Zoning Meeting Minutes - 1.7.2026

**C. Ongoing Business****D. New Business**

- 1. 2026-45: RZ2025-008 705 Lively Avenue**  
Request to rezone from M1 (Light Industry) and R100 (Single-Family Residence) to Zoning M1 (Light Industry District).

## Attachments:

1. 1 Staff Report
2. 2 Application\_Redacted
3. 3 Letter of Intent
4. 4 Siteplan

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

# City of Norcross

*65 Lawrenceville Street*

*Norcross, GA 30071*



## Meeting Minutes

Wednesday, January 7, 2026

6:30 PM

2nd Floor Conference Room

## Planing and Zoning Board

Walter Bell, Chair

David Grayson, Vice Chair

Antonio Henson

Marlene Janos

Tom Doherty

## 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 meeting minutes on December 3, 2025.

*RESULT: APPROVED [UNANIMOUS] 4-0*

*MOVER: David Grayson, Board member*

*SECONDER: Tom Doherty, Board member*

*AYES: Bell, Grayson, Hensen, Janos, Doherty*

## 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.



## REZONING

<b>Case Number</b>	<b>RZ2025-008</b>
<b>Petitioner</b>	PKST Lively, LLC (c/o Troutman Pepper Locke LLP)
<b>Property Location</b>	705 Lively Avenue
<b>Current Zoning</b>	M1 (Light Industry) and R100 (Single-Family Residence)
<b>Proposed Zoning</b>	M1 (Light Industry District)
<b>Proposed Use(s)</b>	Bus Company Operation, Parking, Fleet Parking, and Outdoor Storage
<b>Character Area</b>	Character Area 10: South Cemetery Street
<b>Site Acreage</b>	12.8 Acres
<b>District</b>	6
<b>Land Lot</b>	243
<b>Parcel #</b>	6243 119
<b>Taxes Paid</b>	Yes
<b>Historic District</b>	N/A

### **COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS**

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 conformity with the City of Norcross Unified Development Ordinance.
2. Parking and any future development along the rear of the subject property to remain setback at least 50 feet from the abutting R-75 single-family homes, as shown on the site plan dated 01/12/2021.
3. All parking spaces shall be striped.
4. No motor vehicle related sales and service uses allowed.

### Standards Governing the Exercise of Zoning Power

According to Section 103-11, the criteria by which a zoning action can be approved or denied are as follows:

**1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**

The proposed use may be consistent with the development of adjacent and nearby properties. To the north, east, and west are predominantly warehouse related uses, industrial uses and an auto repair use. To minimize the impact on the adjacent residential subdivision to the south, staff is recommending that parking and any future development remain setback at least 50 feet from the southern boundary line as shown on the site plan attached to this analysis.

**2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The proposed use may not adversely affect the existing use or usability of adjacent or nearby property. To ensure protection of the existing R-75 subdivision to the south, The Marshes at Oakbrook, staff is recommending that parking and any future development adhere to the 50-foot zoning setback adjacent to a residential district that the M1-Light Industry district prescribes.

**3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property may have a reasonable economic use as currently zoned. The current zoning is mostly M1, Light Industry, which does support light industrial related uses.

**4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal may not result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. The site as presented is fully developed. The property owners plan to continue the existing use.

**5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**

The proposal is in conformity with the policy and intent of the Comprehensive Plan. The subject parcel is located within South Cemetery Street Character Area. The South Cemetery Street Character Area is a preferred location for light industrial, heavy commercial, and auto related commercial uses. Specifically, clean, light industrial uses that have a minimal impact on nearby residential use are encouraged, as well as transportation, warehousing, and distribution uses carefully planned to avoid freight traffic impacts on residential areas. Policy 1-2 calls for redeveloping and enhancing existing commercial and industrial uses.

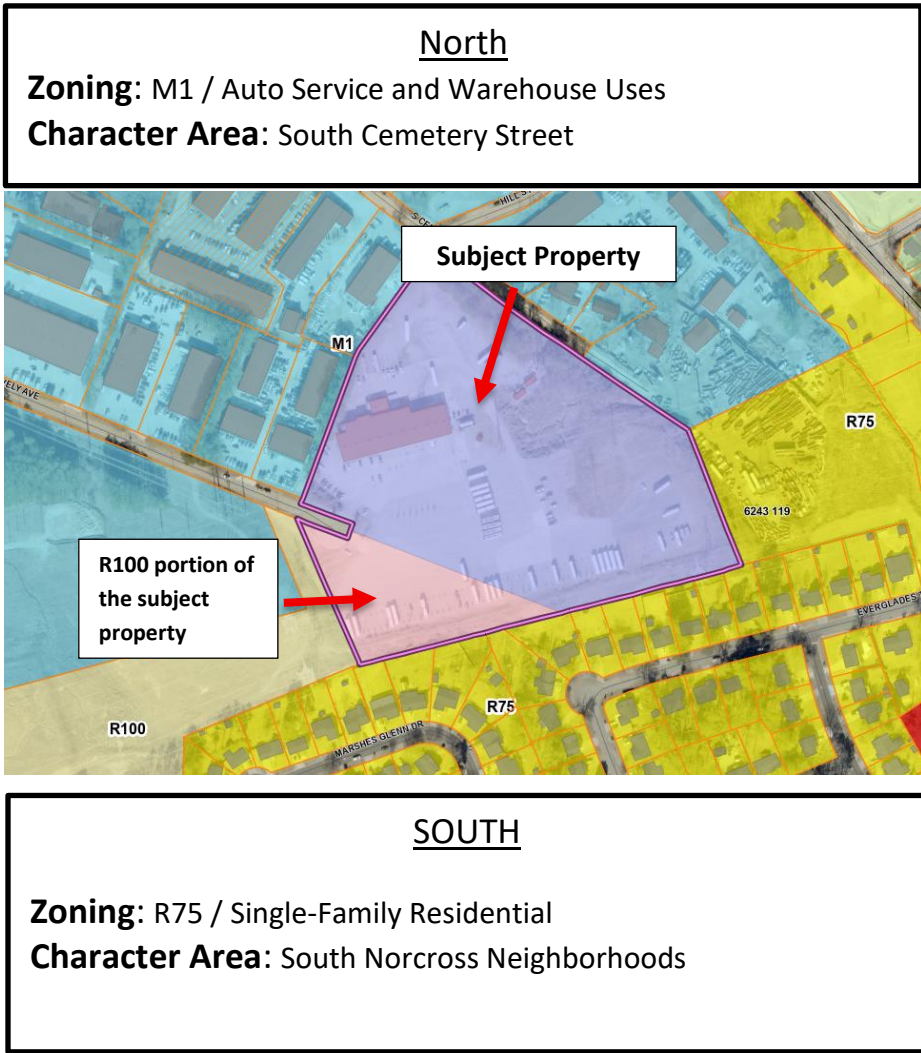
**6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

There are no known existing or changing conditions affecting the use of the property.

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<b>Board</b>	<b>Meeting Type</b>	<b>Meeting Date</b>	<b>Time</b>	<b>Location</b>
P&Z	Hearing	2/4/2026	6:30 PM	Conference Room 2 <sup>nd</sup> Floor
MCC Policy	Meeting	2/16/2026	6:30 PM	Conference Room 2 <sup>nd</sup> Floor
MCC Regular	Hearing	3/2/2026	6:30 PM	Council Chambers 1 <sup>st</sup> Floor





**Current zoning districts for the property**

The M1 light industry district is comprised of lands that are located on, or have ready access to, a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

The R100 single-family residence zoning district is intended primarily for single family residences and related uses on large sized lots in the city. The Community Development & Planning Department does not have records of when this piece of the property may have been added or rezoned as part of the overall site.

**Requested zoning district for the property**

The M1 (Light Industry) district is comprised of lands that are located on, or have ready access to, a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

**Summary of the applicant's proposal**

The applicant is requesting to rezone to the M1 (Light Industry) zoning district on a 12.8-acre lot to allow for full utilization of an existing M1 and R100 property. The southwest corner of the property is zoned R100 and is currently used for parking as depicted on the site plan. There is an existing two (2) story, 19,226 square foot principal building on site and several accessory buildings identified. Existing parking is surfaced with asphalt, concrete, and gravel. The property is currently used for a bus company operation, fleet vehicle parking and outdoor storage.

**Non-residential criteria**

**Proposed number of buildings:** One 19,226 square foot principal building (existing)

**Impervious surface shown:** Maximum impervious allowed is 90 percent

**Existing Parking:** 66 Bus Spaces, 12 Van Spaces, and 97 standard parking spaces identified

**Parking Required for a Bus Station Use:** 1 per 200 SF GFA of terminal building (96 spaces)



# REZONING APPLICATION

## PROPERTY OWNER'S INFORMATION

Owner's Name: PKST Lively, LLC

Owner's Address: 150 N Riverside Plaza, STE 3810

City: Chicago State: IL Zip Code: 60606  
Phone: [REDACTED] Cell Phone: [REDACTED] Email: [REDACTED]

## APPLICANT'S CONTACT INFORMATION

Applicant's Name: PKST Lively, LLC (c/o Troutman Pepper Locke LLP)

Applicant's Address: 150 N Riverside Plaza

Suite: STE 3810 City: Chicago State: IL Zip Code: 60606  
Phone: [REDACTED] Cell Phone: [REDACTED] Email: [REDACTED]

## PROPERTY LOCATION

Tax Parcel Number(s): R6243 119 Size in acres: 12.8

Address(es): 705 Lively Ave

Number of existing structures: <sup>1 primary with accessory buildings</sup> Number of parking spaces: 177

## PROPOSED USE

Current Zoning: M1/R100 Requested Zoning: M 1

Date of Pre-Application Mtg: 11/5/2025

Is the request in conformity with the Current Land Use Plan?  Yes  No

Comp Plan Designation: CA 10 (South Cemetery) If No, Comp Plan Amendment is required

Is this site located in the National/Local Historic District?  Yes  No

If yes, what are the plans for the historic resources, if any, onsite N/A

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\_\_\_\_\_

**Rezoning Impact Analysis**  
**705 Lively Avenue**

**(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposed zoning change of a portion of the property from R100 to M1 is well-suited to the existing and development of adjacent and nearby properties. Much of the property is already zoned M1, which permits uses such as parking and outdoor storage yards. The property abuts M1 zoning to the north and east and abuts R100 and R75 zoned property to the west and south. The M1 zoned properties are improved with existing industrial uses, such as fleet services and auto repair shops. Lively Avenue generally is an industrial street and the subject property is located at its terminus. The R100 zoned property to the west is not developed and is located under the same power lines that bisect the subject property. The property to the south of the subject property is zoned R75 is developed with single family homes that abut the property at the rear. Although the property abuts some residentially zoned properties, the property is located in a node of industrial zoning and uses that makes the zoning proposal appropriate. The proposed zoning will accommodate a use that is consistent with uses on adjacent and nearby properties.

**(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The property is located within a growing industrial corridor. As noted above, adjacent properties are zoned M1 and are improved with similar industrial uses. The property is already used for compatible bus company operation, fleet vehicle and outdoor storage uses. The proposed zoning cures an existing nonconformity on a small portion of the property. The proposed zoning will allow the entire property to be used in a manner that is consistent with existing uses on adjacent and nearby properties, creating a cohesive industrial corridor.

**(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The current zoning of the property limits its economic viability. A large portion of the property is already zoned M1, but a small triangular section on the southwestern corner of the property is zoned R100. The property is located beneath several power lines, which prohibits any vertical development, making residential development infeasible. In contrast, the property is well suited for non-vertical development, including outdoor storage and fleet vehicle parking, both of which already exist on the site. Rezoning the entire property to M1 will bolster the long-term economic feasibility of the property.

**(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

No adverse impact is expected on existing streets or transportation facilities. All necessary utilities are already available to serve the site. Due to the lack of residential use proposed, there will be no impact on schools.

**(5) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The zoning proposal conforms with the policy and intent of the City of Norcross Comprehensive Plan. The comprehensive plan designates the site as Character Area 10 (South Cemetery). Both auto-related commercial and light-industrial uses are allowed in the South Cemetery area. The comprehensive plan notes that the South Cemetery area is intended to provide a concentration of light industrial and heavier commercial uses, and it does not contemplate any residential uses in the area. The proposed M1 zoning will allow the entire property to conform with the policy and intent of the comprehensive plan.

**(6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

As noted above, the property is currently split zoned, with most of the property zoned M1 and a small portion to the southwest zoned R100. The existing outdoor storage and fleet vehicle parking uses occurring on the R100 portion of the property are allowed in the M1 district but are not permitted in the R100 district. The City of Norcross has a goal of reducing nonconforming uses and this proposal seeks to eliminate the nonconformity on the small portion of the property by cohesively zoning the property M1. Additionally, as noted above, the existing powerlines bisecting the property, limit the viable uses on the property, including use as residential.

troutman.com

Jessica L. Hill

November 25, 2025

City of Norcross Community Development Department  
65 Lawrenceville St.  
Norcross, GA 30071  
Attn: Helen Balch, AICP Community Development & Planning Director

**RE: Letter of Intent and Project Summary - 705 Lively Avenue**

Dear Helen,

This application requests a rezoning of the R100 portion of a 12.8-acre property located at 705 Lively Avenue (the "**Property**") from R100 to M1. Currently, the Property is primarily zoned M1, however, a small, triangular portion in the southwest corner is zoned R100. This application seeks to bring the entire Property under the M1 zoning district.

The Property is currently used for a bus company operation, fleet vehicle parking and outdoor storage, which are permissible uses in the M1 district. The portion of the Property currently zoned R100 has historically been used for parking and outdoor storage uses consistent with the M1 zoning of the balance of the Property. The Norcross Comprehensive Plan places the site in Character Area 10 (South Cemetery). The Comprehensive Plan envisions that the South Cemetery area will be comprised of light industrial and commercial uses and does not contemplate any residential uses in the area. Rezoning would align the Property with the historical use, the use of the balance of the Property and the Comprehensive Plan.

The R100 portion of the Property is located beneath multiple powerlines, making any vertical development, including residential homes, infeasible. Conversely, the Property is better suited for industrial uses, such as outdoor storage and vehicle parking, that do not require any vertical development. Furthermore, rezoning the entire Property to M1 will further the City of Norcross' goal of reducing nonconforming uses.

The responses to the codified criteria for the rezoning request are enclosed in this application together with a preservation of rights on behalf of the applicant. The Applicant respectfully requests that the Norcross City Council grant the requested rezoning. Thank you for your consideration of this application.

Sincerely,



Jessica L. Hill

troutman.com

**Jessica L. Hill**  
jessica.hill@troutman.com

November 25, 2025

City of Norcross Community Development Department  
65 Lawrenceville St.  
Norcross, GA 30071  
Attn: Helen Balch, AICP Community Development & Planning Director

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Sincerely,



Jessica L. Hill

