

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Wednesday, February 4, 2026

6:30 PM

2nd Floor Conference Room

Planning and Zoning

Walter Bell, Vice Chair

Tom Doherty

Antonio Henson

David Grayson

Marlene Janos

A. Call to Order

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 January 7, 2026, regular meeting minutes.

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

C. Ongoing Business

Staff requested that Text2026-002 be added to the agenda for the Planning and Zoning Board's consideration.

D. New Business

1. 2026-45: RZ2025-008 705 Lively Avenue

Planning staff presented a summary of the application and staff's recommendations:

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.

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.

The Applicant/Representative presented to the Planning and Zoning Board:

The applicant provided a PowerPoint presentation to the Planning and Zoning Board. The site is currently used as a bus parking and repair facility. The applicant requested modifications to staff's recommended conditions of approval.

Planning and Zoning Board Decision for RZ2025-008:

After deliberation, the Planning and Zoning Board recommended approval of the RZ2025-008 with the following revised conditions:

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 01/21/2021.
- ~~3. All parking shall be striped.~~
4. No motor vehicle sales and service uses allowed; provided, however, motor vehicle repair and maintenance as an accessory use shall be permitted.

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

2. 2026-84: TEXT2026-002

Planning staff presented the findings of the recommended text amendments:

The purpose of the proposed amendment is to require a regular appeal process for decisions of the Architectural Review Board (ARB), Tree Preservation Board (TPB), and Historic Preservation Commission (HPC), in order to ensure consistency with O.C.G.A. § 36-66-5.1(a)(2). The amendment clarifies the procedures and authority for appeals of ARB decisions.

Planning and Zoning Board Decision for TEXT2026-002:

After deliberation, the Planning and Zoning Board recommended approval of Text2026-002 as presented by staff.

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

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

F. Adjourn

Board member David Grayson made a motion to adjourn the meeting at 7:04 pm, seconded by Board member Marlene Janos. The vote was unanimous, 4-0.