

# City of Norcross

*65 Lawrenceville Street*

*Norcross, GA 30071*



## Meeting Minutes

Wednesday, March 4, 2026

6:30 PM

2nd Floor Conference Room

## Planning and Zoning

Walter Bell, Chair

David Grayson, Vice Chair

Tom Doherty

Antonio Henson

Marlene Janos

**A. Call to Order**

Attendee Name	Title	Status	Arrived
Walter Bell	Chair	Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Present	
David Grayson	Vice Chair	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 March 4, 2026, regular meeting minutes.

*RESULT: APPROVED [UNANIMOUS] 5-0*

*MOVER: David Grayson, Vice Chair*

*SECONDER: Marlene Janos, Board member*

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

**C. Public Comment**

**Public Comment #1:** Barbara Morgan (307 Academy Street) expressed her support for Resolution 2025-007.

**Public Comment #2:** Jim Eyre (5920 Brundage Lane) provided feedback on TEXT2026-003, pertaining to:

- The revisions to the multi-family definition
- Multi-tenant and multi-building definition
- HX and the residential over retail changes
- Outdoor storage should require a SUP
- Reconsidering the M1 and M2 first-floor ceiling height allowance

**D. Ongoing Business**

**1. 2026-82: RZ2025-007: 290 and 300 Academy Street**

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

The applicant is requesting to rezone to the PRD (Planned Residence District) zoning district on two parcels with a combined acreage of 3.33 acres to develop 15 detached, single-family custom-built residences. Each home will be a minimum of 3,356 square feet and include a garage. A private 16-foot-wide alley is proposed to provide access to all homes with rear garages. The proposed lots will vary in size, frontage, and lot width. The existing two-story residence at 290 Academy Street will be renovated and incorporated into the proposed subdivision. The subdivision will feature perimeter sidewalks. The alley and stormwater detention/park will be owned and maintained by a mandatory HOA.

The rezoning component of this request will first be reviewed by the Architectural Review Board, second by the Planning and Zoning Board, and finally by the Mayor and Council.

The applicant has requested four conditions if the rezoning is approved. Those conditions are attached to this analysis.

**Applicant/Representative Presentation:**

The applicant spoke about the request and provided a brief overview of the project.

**Planning and Zoning Board Decision for PRD Rezoning:**

After discussion, the Planning and Zoning Board recommended approval with the following conditions. This item will be brought back forth at the March 16, 2026, Policy Work Session.

1. The PRD zoning designation shall be restricted to a single-family development of up to 15 units.
2. The property shall be developed in general conformance with the conceptual site plan depicting all lot sizes and setbacks, dated receipt 11/18/2025, with review and approval by the Community Development & Planning Director.
3. Rebuild plans for Lots 6, 7, and 8 are subject to Mayor and Council consideration through a public hearing, contingent upon the approval of the historic demolition of the existing dwelling at 300 Academy Street.
4. The Gwinnett County Fire Marshal or other reviewing agencies may require modifications to accommodate oversized vehicles such as fire and garbage trucks. Minor adjustments to the site concept plan are allowed with review and approval by the Community Development Director in response to Gwinnett County comments.
5. All utilities shall be buried.
6. All common areas, including stormwater systems, shall be maintained by the HOA.
7. The stormwater management plan, including the detention facility, is subject to approval by the City Engineer.
8. The final landscape plan is subject to approval by the Community Development & Planning Department.
9. The development shall comply with the Architectural Review Board's conditions of approval. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board.
10. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance (UDO). The applicant and/or builder are responsible for conforming with all design standards or UDO code sections not addressed in the staff report.

*RESULT: APPROVED [UNANIMOUS] 5-0*

*MOVER: David Grayson, Vice Chair*

*SECONDER: Marlene Janos, Board member*

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

**E. New Business**

**1. 2026-83: Text2026-003: UDO Amendments**

**Planning staff presented the findings of the recommended text amendments:**

The purpose of the proposed amendments is to respond to the recent approval of the Comprehensive Plan Amendments. Staff updated board members regarding the new special use permit requirement for multi-family developments in the CX or BH zoning districts. Whether a project is a standalone multi-family development or part of a mixed-use development, the code now requires a S.U.P. in the CX and BH zoning districts.

**Planning and Zoning Board Decision for TEXT2026-003:**

After discussion, the Planning and Zoning Board recommended approval, with an amendment to the HX zoning district to allow mixed-use to remain permitted as a right of use.

*RESULT: APPROVED [UNANIMOUS] 5-0*

*MOVER: David Grayson, Vice Chair*

*SECONDER: Tom Doherty, Board member*

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

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

Vice Chair David Grayson made a motion to adjourn the meeting at 7:35 pm, seconded by Chair Walter Bell. The vote was unanimous, 5-0