

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, May 28, 2026

6:30 PM

2nd Floor Conference Room

Zoning Board of Appeals

Michael Walsh, Chair

Bob Evely, Vice Chair

Naim Harrison

Taylor Walker

Eleanor Gilchrist

A. Call to Order

The meeting was called to order at 6:32 PM by Chair Michael Walsh.

B. Roll Call

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Present	
Bob Evely	Vice Chair	Present	
Naim Harrison	Board member	Present	
Eleanor Gilchrest	Board member	Present	
Taylor Walker	Board member	Present	

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

A motion to approve the April 23, 2026, Zoning Board of Appeals Meeting Minutes.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Michael Walsh, Chair

SECONDER: Naim Harrison, Board Member

AYES: Walsh, Walker, Harrison, Evely, Gilchrest

D. Ongoing Business — None

E. New Business

1. 2026-168: ZBA2026-003

The applicant, Taylor Metzger, requested that the variance application be tabled to the June 25, 2026, ZBA Hearing.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Michael Walsh, Chair

SECONDER: Naim Harrison, Board Member

AYES: Walsh, Walker, Harrison, Evely, Gilchrest

2. 2026-169: Appeal of Community Development Director's Decision

Item Summary

The appellants, Victor Zambrano and Joe Zambrano, appealed the Director's decision to deny a Certificate of Occupancy/Business License for the continuance of a place of worship at 5266 Buford Highway. The property is zoned C-2 (General Business) and OI (Office Institutional) and consists of approximately 0.54 acres.

The denial was based on a six-month lapse in renewal of the business license for the use. Additionally, the Unified Development Ordinance requires a minimum one-acre site for places of worship in commercial or mixed-use districts, provided parking requirements can be met (one parking space per 150 square feet of gross floor area in the largest assembly room).

Staff Presentation

Helen Balch, Community Development and Planning Director, presented the findings of the appeal and explained the basis for staff's denial of the Certificate of Occupancy/Business License.

City Attorney Bill Diehl provided a brief overview of the procedural aspects of the appeal.

Appellant Presentation

The appellants, Victor Zambrano and Joe Zambrano, presented their request and stated that the place of worship should remain a legal nonconforming use at the property.

They noted the following:

- The parcel contains 18 parking spaces.
- The congregation consists of approximately 40 members.
- Services are held on Saturdays and Sundays.
- Services begin at 2:00 p.m. and last approximately two hours.

Board Action / Motion

After careful deliberation, the Zoning Board of Appeals accepted the appellants' request to allow the place of worship to remain a legal nonconforming use at 5266 Buford Highway.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Michael Walsh, Chair

SECONDER: Bob Evely, Vice Chair

AYES: Walsh, Walker, Harrison, Evely, Gilcrest

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

The meeting adjourned at 7:00 PM by Chair Michael Walsh, seconded by Naim Harrison. The vote was unanimous, 5-0.