

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Wednesday, April 1, 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

The meeting was called to order by Vice Chair David Grayson at 6:38 p.m.

Attendee Name	Title	Status	Arrived
Walter Bell	Chair	Not Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Not 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] 3-0

MOVER: Tom Doherty, Board member

SECONDER: Marlene Janos, Board member

AYES: Grayson, Janos, Doherty

ABSENT: Bell, Henson

C. Ongoing Business — None

D. New Business

1. 2026-115: RZ2026-001 6011 Western Hills Drive

Staff Presentation:

Staff provided a summary of the proposal, stating that the applicant is requesting rezoning to **C1 (Neighborhood Business)** for a 0.86-acre lot to allow for retail sales. The approximately 3,166 square-foot building will be used as a retail space for the sale of produce and household items. The proposed floor plan was included in the staff analysis.

Applicant Comments:

The applicant spoke briefly about the request and explained the need for a grocery store at the location, noting that the store will have a manager and addressing previous historic code enforcement violations on the property.

Staff Conditions:

Based on the analysis of the case, Staff recommended **approval** of the rezoning to C1 (Neighborhood Business), subject to the following conditions:

1. All permitted as-of-right uses allowed in the C1 (Neighborhood Business) zoning district shall be allowed.
2. A 50-foot buffer and building setback shall be provided adjacent to residentially zoned property.
3. The applicant shall provide a five (5) foot landscape strip along the front property line for review and approval by the Community Development Department.
4. No outdoor storage, including ice machines, shall be allowed.
5. A ground sign shall be installed in conformance with the Unified Development Ordinance.
6. Dumpsters or trash bins shall not be visible from the right-of-way.
7. The building shall be brought up to commercial building code(s) prior to the issuance of a Certificate of Occupancy.
8. Carts, if applicable, shall not be visible from the right-of-way.
9. Deliveries shall not impede traffic.
10. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m., Monday through Sunday.
11. Window signage, if applicable, shall meet the requirements of the Unified Development Ordinance.
12. Per the City Engineer, the existing ditch shall be cleaned up by the property owner.
13. All zoning conditions shall be met prior to the issuance of a Certificate of Occupancy.

Staff Recommendation:

The Planning and Zoning Board recommended approval, subject to staff's conditions, and referred the item to the April 20 Policy Work Session for Council's consideration.

RESULT: APPROVED [UNANIMOUS] 3-0

MOVER: Marlene Janos, Board member

SECONDER: Tom Doherty, Board member

AYES: Grayson, Janos, Doherty

ABSENT: Bell, Henson

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

F. Adjourn

Board member Marlene Janos made a motion to adjourn the meeting at 6:52 pm, seconded by Board member Tom Doherty. The vote was unanimous, 3-0