

# **City of Norcross**

*65 Lawrenceville Street*

*Norcross, GA 30071*



## **Meeting Minutes**

**Wednesday, July 1, 2026**

**6:30 PM**

**2nd Floor Conference Room**

## **Planning and Zoning Board**

**Walter Bell, Chair**

**David Grayson, Vice Chair**

**Tom Doherty**

**Antonio Henson**

**Marlene Janos**

**A. Call to Order**

The meeting was called to order by Chair Walter Bell at 6:30 p.m.

**B. Roll Call**

Attendee Name	Title	Status	Arrived
Walter Bell	Chair	Present	
Tom Doherty	Board member	Present	
Antonio Henson	Board member	Present	Arrived after approval of the meeting minutes
David Grayson	Vice Chair	Present	
Marlene Janos	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 1, 2026, regular meeting minutes.

*RESULT: APPROVED [UNANIMOUS] 4-0*  
*MOVER: Tom Doherty, Board member*  
*SECONDER: Marlene Janos, Board member*  
*AYES: Bell, Grayson, Doherty, Janos*  
*ABSENT: Henson*

**D. Ongoing Business — None**

**E. New Business**

**1. 2026-231: Preliminary Plat 2026-002 (Hunt St. and Beutell St.)**

**Item Summary**

Staff provided a summary of the proposal, noting that the preliminary plat is for consideration of a Planned Residence District subdivision and that the subject parcels were rezoned in 2024. Staff also explained that preliminary plats require a public meeting and review by the Planning and Zoning Board, Mayor, and Council.

**Applicant Presentation**

The applicant, Musah Lotallah, spoke about the project and the challenges associated with the approval conditions, including communication with the school board and the railroad company. He also discussed the right-of-way acquisition between Lots 14 and 15.

**Board Recommendation**

The Planning and Zoning Board recommended approval and referred the item to the August 3<sup>rd</sup> Policy Work Session for Council's consideration.

*RESULT: APPROVED [UNANIMOUS] 5-0*  
*MOVER: David Grayson, Board member*  
*SECONDER: Marlene Janos, Board member*  
*AYES: Bell, Henson, Grayson, Doherty, Janos*

**2. 2026-93: Downtown Parking Policies and Related Amendments to the Unified Development Ordinance; TEXT2026-004**

**Item Summary**

Staff provided a summary of the proposal, noting that at the May 18, 2026, Policy Work Session, the Mayor and Council directed staff to prepare amendments to the Unified Development Ordinance (UDO) to: (1) eliminate minimum off-street parking requirements in Historic Downtown Norcross for certain land use categories, and (2) create a framework for a parking in-lieu fee system for new businesses located in the Downtown Parking District to help offset the costs of providing and maintaining public parking.

**Board Recommendation**

The Planning and Zoning Board recommended approval and referred the item to the August 3<sup>rd</sup> Policy Work Session for Council's consideration.

*RESULT: APPROVED [UNANIMOUS] 5-0*  
*MOVER: Antonio Henson, Board member*  
*SECONDER: David Grayson, Vice Chair*  
*AYES: Bell, Henson, Grayson, Doherty, Janos*

**3. 2026-232: Official Zoning Map Adoption**

**Item Summary**

Staff provided a summary of the proposal, noting that to reflect the proposed Downtown Parking (DP) District code, staff created a Downtown Parking District layer to be added to the GIS map to show the new special district. Staff also noted that the proposed Official Zoning Map includes map amendments (rezonings) that have occurred over the past several years.

**Board Recommendation**

The Planning and Zoning Board recommended approval and referred the item to the August 3<sup>rd</sup> Policy Work Session for Council's consideration.

*RESULT: APPROVED [UNANIMOUS] 5-0*  
*MOVER: David Grayson, Vice Chair*  
*SECONDER: Marlene Janis, Board Member*  
*AYES: Bell, Henson, Grayson, Doherty, Janos*

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

**G. Adjourn**

Board member Marlene Janos made a motion to adjourn the meeting at 7:05 pm, seconded by Board member Tom Doherty. The vote was unanimous, 5-0.