

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, June 25, 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 6:30 PM by Chair Michael Walsh.

B. Roll Call

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Present	
Bob Evelyn	Vice Chair	Present	
Naim Harrison	Board member	Present	
Eleanor Gilchrest	Board member	Present	
Taylor Walker	Board member	Not 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 May 28, 2026, Zoning Board of Appeals Meeting Minutes.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Michael Walsh, Chair

SECONDER: Naim Harrison, Board Member

AYES: Walsh, Gilchrest, Harrison, Evelyn

ABSENT: Taylor Walker, Board Member

D. Ongoing Business

1. 2026-168: ZBA2026-003

Staff Presentation

Staff presented the findings of the variance requested, which was a request for relief from Chapter 200 – Land Use and Zoning, Article 2 – Supplemental and Accessory Use Standards, Section 202-2.h.1.b, Supplemental Use Standards, requesting relief from the provision that no fence shall extend into or across the front yard of any residence in the National Historic District or Local Historic District.

Board Action / Motion

The Zoning Board of Appeals voted to approve the request with the following conditions, revising Condition No. 2 as stated below:

1. The variance granted shall allow a fence no taller than four (4') feet to be in the front yard of a property located within the National Historic District.
2. Fence shall be setback from the edge of the property line.
3. A fence permit shall be applied for with the Community Development Department prior to installation.
4. Materials shall be consistent with the renderings included in this analysis.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Michael Walsh, Chair

SECONDER: Bob Evelyn, Vice Chair

AYES: Walsh, Harrison, Evelyn, Gilchrest

ABSENT: Taylor Walker, Board Member

E. New Business

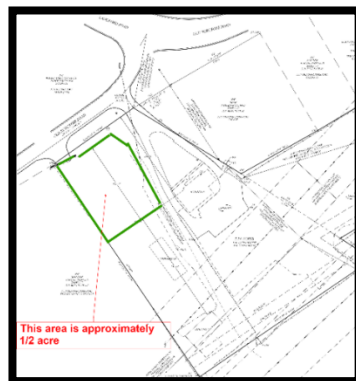
1. 2026-226: Appeal of Community Development Director's Decision

Item Summary

The above-styled appeal came before the Zoning Board of Appeals for the City of Norcross (the "ZBA") on June 25, 2026. This appeal sought to challenge the Director of Community Development's determination that Unified Development Ordinance (the "UDO") § 202-2(c)(4) precludes granting a variance from the screening and distance requirements for outdoor storage. The subject property is located at 5324 Old Norcross Road, Norcross, Georgia (PIN: 6241 010).

Having considered the evidence and arguments presented at the hearing, the following findings were presented:

- The Property is located within the City of Norcross's municipal limits and is zoned in the Light Industrial (M1) Zoning District. Outdoor storage uses are permitted in the M1 zoning district; however, UDO § 202-2(c) imposes additional screening and distance requirements for such a use, including that outdoor storage shall not be located within a front yard of such properties.
- This appeal concerns the Appellant's intent to use an approximately 0.5-acre area on the Property for outdoor storage, specifically the parking of fleet vehicles. The Appellant depicts the subject area accordingly:



- The UDO defines a front yard as the space extending the full width of the lot between a principal structure and the street. Thus, the intended outdoor storage use, although not directly between the principal building and the street, would be within the Property's front yard by a strict application of the UDO.
- The Property borders a residential home on Green Valley Drive located in unincorporated Gwinnett County.
- Section 202-2(c)(4) of the UDO provides that "there will be no variances to the screening and distance requirements when abutting residential uses." Accordingly, the Community Development Director concluded that a variance could not be obtained as it applied to this Property and the subject outdoor storage area.

Board Action/ Motion

Given the facts and arguments presented at the hearing and the provisions contained in the UDO, the Zoning Board of Appeals concluded that obtaining a variance to the supplemental standards applicable to outdoor storage is permitted because UDO § 202-2(c)(4) does not apply to the Property given its abutting uses.

As a result, the Zoning Board of Appeals voted to overrule Community Development's interpretation.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Michael Walsh, Chair

SECONDER: Naim Harrison, Board Member

AYES: Walsh, Harrison, Evelyn, Gilchrest

ABSENT: Taylor Walker

The Zoning Board of Appeals also voted to grant a concurrent variance to allow for outdoor storage when abutting a residential use.

RESULT: APPROVED 3-1

MOVER: Michael Walsh, Chair

SECONDER: Bob Evelyn, Vice Chair

AYES: Walsh, Harrison, Evelyn

NAYS: Eleanor Gilchrest, Board Member

ABSENT: Taylor Walker, Board Member

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

G. Adjourn

The meeting adjourned at 7:19 PM by Chair Michael Walsh, seconded by Naim Harrison. The vote was unanimous, 4-0.