

# City of Norcross

65 Lawrenceville Street  
Norcross, GA 30071



## Meeting Minutes

Thursday, July 24, 2025  
6:30 PM

2nd Floor Conference Room  
**Zoning Board of Appeals**

*Michael Walsh, Chair*

*Bob Evely*

*Taylor Walker*

*DaVida Cole*

*Naim Harrison*

**I. Call to Order**

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Absent	
Bob Evely	Vice Chair	Present	
Taylor Walker	Board Member	Present	
DaVida Cole	Boardmember	Present	
Naim Harrison	Board Member	Present	

Zoning Board of Appeals was called to order at 6:35 PM by Bob Evely

**II. Presentation of previous meeting minutes for acceptance.**

**Zoning Board of Appeals - Zoning Board of Appeals - Jun 26, 2025, 6:30 PM**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Naim Harrison, Board Member
<b>SECONDER:</b>	Taylor Walker, Board Member
<b>AYES:</b>	Bob Evely, Taylor Walker, DaVida Cole, Naim Harrison
<b>ABSENT:</b>	Michael Walsh

**III. Old Business**

**IV. New Business**

**1. 25-7402: ZBA2025-006 189 Hunt Street and 248 Beutell Street**

Request a variance to Chapter 400-Land Development, Article 1-Land Development Standards, Division 1-In General, Section 401-2(4) Amendment to Section 810.10 General Requirements requiring all drainage in the right of way or proposed right-of-way to be piped with reinforced concrete pipe to allow a design alternative to meet the performance standards through the use of HDPE pipe with stone.

The Assistant City Manager, Tracy Rye, presented the facts and findings of the requested variance and staff's recommendation of approval subject to the following conditions:

1. Product is installed to design specifications of the manufacturer and according to the GDOT standard details; and
2. Installation will be inspected by a 3<sup>rd</sup> party construction material testing firm.

The applicant, David Tracht, spoke about the request for HDPE pipe for the stormwater drainage system and reiterating that the HOA will be responsible for maintenance.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Taylor Walker, Board Member
<b>SECONDER:</b>	DaVida Cole, Boardmember
<b>AYES:</b>	Bob Evely, Taylor Walker, DaVida Cole, Naim Harrison
<b>ABSENT:</b>	Michael Walsh

2. **25-7403: ZBA2025-007 633 Sunset Drive**

Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 2-Single Family Residential Districts, Section 201-6 (b) R100 development standards requesting relief from the maximum height allowed for an accessory dwelling unit.

The Planning Director, Deborah Rogoff-Ezra, presented the facts and findings of the requested variance and staff’s recommendation of approval.

Opposition to the proposed variance request presented their concerns.

<b>RESULT:</b>	<b>APPROVED [3 TO 1]</b>
<b>MOVER:</b>	Bob Evely, Vice Chair
<b>SECONDER:</b>	DaVida Cole, Boardmember
<b>AYES:</b>	Bob Evely, DaVida Cole, Naim Harrison
<b>NAYS:</b>	Taylor Walker
<b>ABSENT:</b>	Michael Walsh

3.

**25-7404: ZBA2025-008 444 West Peachtree Street**

Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 5-Industrial Districts, (b) M1 lot development standards requesting relief from the maximum height limitation for a principal structure.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	DaVida Cole, Boardmember
<b>SECONDER:</b>	Taylor Walker, Board Member
<b>AYES:</b>	Bob Evely, Taylor Walker, DaVida Cole, Naim Harrison
<b>ABSENT:</b>	Michael Walsh

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

VI. **Adjourn**

Board member Taylor Walker motioned to adjourn the meeting at 8:05 PM, seconded by Naim Harrison. The vote was unanimous. 4-0.

Signed by \_\_\_\_\_ **Michael Walsh, Chair**

Attest by: \_\_\_\_\_ **LeDarius Scott,**  
**Senior Planner**