

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Wednesday, April 2, 2025
6:30 pm

2nd Floor Conference Room
Planning and Zoning

James Poteete, Chair

Antonio Henson

Marlene Janos

Walter Bell

David Grayson

I. Call to Order

Planning and Zoning was called to order at 6:32 pm by Board Member Walter Bell

Attendee Name	Title	Status	Arrived
James Poteete	Chair	Absent	
Antonio Henson	Board Member	Present	
Marlene Janos	Board Member	Present	
Walter Bell	Board Member	Present	
David Grayson	Board Member	Present	

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

A. Approval of Previous Meeting Minutes

1. Planning and Zoning - Planning and Zoning - Feb 5, 2025 6:30 pm

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Walter Bell, Board Member
SECONDER:	David Grayson, Board Member
AYES:	Antonio Henson, Marlene Janos, Walter Bell, David Grayson
ABSENT:	James Poteete

III. Old Business

IV. New Business

1. 25-7279: SUP2025-001 5390 Peachtree Industrial Blvd

Staff presented the case. The applicant, Ade Omishore, seeks to utilize suites 120 and 130 within an existing office building located at 5390 Peachtree Industrial Blvd for a proposed 7,681 square foot event hall and associated offices on 1.39 acres. According to the summary of intent, Suite 120 will be dedicated to leasing of space and offices to businesses and entrepreneurs. Suite 130 will be dedicated to conferences and private catered events such as dinners, anniversaries, seminars, group instruction, and Norcross community events. According to the proposed floor plan, Suite 120 (1,800 square feet) consists of four (4) offices and a conference room that will be available for weekday rentals from 8 am to 6 pm. Suite 130 (5,881 square feet) consists of a 4,000 square foot event hall supplemented by two (2) changing rooms, a commercial kitchen, office, and storage. Suite 130 proposed hours of operation are 8 am to 1 am for weekend rentals, and 8 am to 6 pm for weekday rentals. Suite 130 will be supervised by a contracted private security company. The subject property has a total of 86 parking spaces, 65 of which are allocated to both suites 120 and 130 and their respective uses. According to UDO section 203-9, the minimum parking spaces required for both suites and their respective uses would be 45 total parking spaces. The application does not specify how many will be in attendance for the proposed events. Final occupancy loads will need to comply with the Gwinnett County Fire Marshal.

The applicant was given the floor to speak about the proposed event facility and stressed the importance of community outreach and how the event hall will benefit the community. Ade further elaborated on having a security team on site and proposed hours of operation.

Board Member Janos spoke about the proposed security team and Board Member Grayson mentioned other event halls that were approved previously and staff's recommendation of a 12-midnight close time.

The Community Development Director spoke about the 12 am condition and how most businesses are closed by then and how the noise ordinance is 11 pm.

Board Member Bell asked the applicant about the types of events that would be hosted at the facility.

The conversation shifted towards alcohol permits and bartenders on site, which Ade spoke about. Further discussion was had about the closing time. Board Member Henson stressed the importance of safety in the area since crime can be an issue. Ade mentioned that the property has a rear gate adjacent to the Allround Suites hotel. Royal Protection is the company that she has contracted to serve as safety for the event hall.

After a discussion of the case, Board Member Bell called for approval, with a 1 am close time for the event hall.

RESULT:	RECOMMEND FOR APPROVAL (SENT TO) [UNANIMOUS]
	Next: 4/21/2025 6:30 pm
TO:	Policy Work Session
AYES:	Antonio Henson, Marlene Janos, Walter Bell, David Grayson
ABSENT:	James Poteete

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

VI. Adjourn

Board member Walter Bell motioned to adjourn the meeting at 7:06 pm, seconded by Board member Marlene Janos. The vote was unanimously approved.