

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Wednesday, December 3, 2025

6:30 PM

2nd Floor Conference Room

Planning and Zoning Meeting

Walter Bell, Vice Chair

Tom Doherty

Antonio Henson

David Grayson

Marlene Janos

A. Call to Order

The meeting was called to order at 6:46 pm.

B. Roll Call

Attendee Name	Title	Status	Arrived
Walter Bell	Vice Chair	Present	
Tom Doherty	Board member	Absent	
Antonio Henson	Board member	Present	
David Grayson	Board member	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 November 5, 2025, Planning & Zoning meeting minutes.

RESULTS: APPROVED [UNANIMOUS]

MOVER: DAVID GRAYSON, BOARD MEMBER

SECONDER: MARLENE JANOS, BOARD MEMBER

AYES: BELL, GRAYSON, HENSON, JANOS

D. Public Comment

- Jim Eyre
 - The draft should be cleaned up more.
- Representative of Jefferson Plaza
 - Expressed his support for the changes
- John Osbourne of the Norcross Housing Authority
 - Spoke about the NHA housing project in Character Area 5, and the importance of subsidized housing.
- Jon Mansour
 - Spoke about the proposed 7B Character Area and 72-foot height limitation.

E. Ongoing Business

none

F. New Business

1. 2025-351: Updates to the Comprehensive Plan

- David Versel, the Economic Development Director, introduced Jon Tuley of Kimley-Horn to present the findings of the Comprehensive Plan Update.

Discussion

- Board Member Henson had a question about the 7B Character Area.
- Board Member Janos has a question about the 7B Character Area, and building heights.
- Board Member Grayson had a question about how the amendments came to be.

A motion to approve the Comprehensive Plan amendments as presented.

RESULT: APPROVED [UNANIMOUS]

MOVER: David Grayson, Board member

SECONDER: Marlene Janos, Board member

AYES: Bell, Grayson, Henson, Janos

Absent: Tom Doherty

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

H. Adjourn

Board member Janos motioned to adjourn the meeting at 7:26 pm, seconded by David Grayson. The vote was unanimous, 4-0.