

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Tuesday, January 20, 2026

6:30 PM

2nd Floor Conference Room

Policy Work Session

Mayor Craig Newton
Mayor ProTem Bruce Gaynor
Councilmember Andrew Hixson
Councilmember Josh Bare
Councilmember Matt Myers
Councilmember Marshall Cheek

Meeting Recording Here:

<https://norcrossga.portal.civicclerk.com/event/181/media>

A. Roll Call (recorded)**B. Citizen Input**

Kay Nation spoke regarding the demolition permit for 146 North Barton Street (adjacent property). Raised concerns about the proposed new structure size. Questioned the appropriateness of a three-car garage in the historic district and expressed confusion about the demolition approval process.

Tixie Fowler spoke in support of Agenda Item No. 3 (text amendments), apologized for earlier misinformation, and praised Planning & Zoning and staff for their clear explanations. Expressed support for the recommendations and encouraged Council approval to build community confidence in future developments.

Jim Eyre provided comments on multiple agenda items. Recommended Option 3 for downtown parking with cost-based maintenance fees; thanked Council for supporting the DDA's acquisition of 9 South Peachtree; and raised concerns about the Lake Avenue sidewalk location, recommending the north side as the more practical option.

Mary Dowdy spoke in support of Option 3 for parking. Stated that Option 3 is the best option and expressed relief that the council was backing off from Option 1, which she considered very onerous for current historic building owners as well as future development.

Joe Beach raised a rhetorical question about property owner obligations in historic districts. Expressed concern about a perceived trend of allowing historic buildings to become run down and then demolishing them to build new structures. Warned that continuing this trend could result in losing the historic character of Norcross.

C. Board Updates

*Downtown Development Authority Update — Jim Eyre, Chair

D. General Updates

*Gateway85 CID Update by Robert Michener, Executive Director

*Piedmont Pathway Study and Concept Report by Heath & Linebeck , Carlos Perez, & Len Housley

*Green Communities Recertification by Crystal Jackson from Atlanta Regional Commission

E. Council- General Discussions**F. City Manager's Report****G. Board Appointments**

There are currently no appointments or reappointments for the Mayor and Council to consider.

H. Items for Discussion

1. 2025-324: COA2025-027; Consideration of a Historic Demolition and New Home

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

2. 2025-433: RZ2025-006 5330 Old Norcross Road

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

3. 2026-31: TEXT2026-001 Amendment to the Unified Development Ordinance

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

4. 2026-32: FP2025-003, Final plat consideration

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

5. 2026-22: Downtown Parking Policy

RESULT

This matter was referred to the February 16, 2026, Policy Work Session.

6. 2026-19: Accept and Appropriate NPAC Donations

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

7. 2026-21: Budget Amendment and Appropriation of Funds for the Purchase of the 9 S Peachtree St. Property.

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

8. 2026-24: Award of Contract for On-Call Stormwater Relining and Repair

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

9. 2026-25: Approve Sale of Property located at 993 East Glochester

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

10. 2026-26: Approval of Hydrology Study and HEC-RAS Modeling for Culvert Extension – Norcross Greenway Project

RESULT

This matter was referred to the February 2, 2026, Regular Council Meeting.

11. 2026-27: Sidewalk Data and Gap Analysis*RESULT**This matter was referred to the February 2, 2026, Regular Council Meeting.***12. 2026-35: Traffic study and ownership of Holcomb Bridge Road***RESULT**This matter was referred to the February 2, 2026, Regular Council Meeting.***I. Adjourn to Executive Session for Legal, Personnel, and Real Estate**

Councilmember Bare motioned to adjourn the meeting at 10:51 pm, seconded by Councilmember Myers. The vote was unanimous 4-0.

**J. Signed by _____ Mayor Craig
Newton**

K. Attest _____ Monique Philip, City Clerk