

# **City of Norcross**

*65 Lawrenceville Street*

*Norcross, GA 30071*



## **Meeting Minutes**

**Tuesday, February 10, 2026 6:00 PM**

**2nd Floor Conference Room**

## **Architectural Review Board**

**Jeff Hopper, Chair**

**Barbara Grayson, Vice Chair**

**Naim Harrison**

**Bill McLees**

**Hugh Cooper**

**Livestream Here:**

## A. Call to Order

Attendee Name	Title	Status	Arrived
Jeff Hopper	Chair	Present	
Barbara Grayson	Vice Chair	Present	
Naim Harrison	Board member	Present	
Bill McLees	Board member	Present	
Hugh Cooper	Board member	Absent	

## B. Approval of Previous Meetings Minutes

Approval of the February 10, 2026, meeting minutes of the Architectural Review Board.

*RESULT: APPROVED [UNANIMOUS] 4-0*

*MOVER: Barbie Grayson, Board Chair*

*SECONDER: Naim Harrison, Board member*

*AYES: Hopper, McLees, Grayson, Harrison*

### 1. 2026-56: Presentation of Previous Minutes

## C. Unfinished Business

## D. New Business

### 1. 2026-55: RZ2025-007 290 & 300 Academy Street

Staff provided a brief overview of the rezoning request, but with emphasis on the historic demolition request at 300 Academy Street:

#### Summary of the applicant's historic demolition request

The applicant is also seeking consideration of a historic demolition for the existing residence at 300 Academy Street, which is in the National Historic District and was built in 1950 according to the Gwinnett County Tax Assessor. The existing home is on the National Register, with a recognition year of 1980. The historic demolition component of the request is first reviewed by the Architectural Review Board, with the final review by Mayor and Council.

#### Historic Demolition at 300 Academy Street:

The subject parcel and dwelling are located within the National Historic District. Available records from the Gwinnett County Tax Assessor indicate that the dwelling was constructed in 1950. As it pertains to the Georgia Historic Resources survey conducted for the site, the existing home is on the National Register, with a recognition year of 1980. The full historical survey is attached to this analysis. Since its original construction, the dwelling has been renovated with new additions and façade improvements.

#### Presentation by the applicant Robert Forro:

The applicant, Robert Forro, gave a brief history of acquiring the property and building custom built homes, the concept plan, the purpose of the rear alley, and rear loading garages. The homes are proposed to be a minimum of 3,000 square feet. The home at 300 Academy has

been added on to since its original construction in 1950, which includes two additions and a façade change from wood to brick. The existing home at 290 Academy Street will be renovated and made a part of the overall development.

**Discussion by the ARB:**

Board Member Bill McClees, provided opinion on whether the structure is contributing or non-contributing, believing the dwelling to be non-contributing and the rest of the board members agreed. The Board members discussed historical significance in the City. Staff reminded the ARB of the requirements for historic demolition (financial statement, feasibility analysis, and build back plans) and the deconstruction requirements since the home was built prior to 1950. The applicant plans to recycle the brick and doors.

**Citizens' support for the request:**

Barbara Morgan of 307 Academy Street, and Jenna Seigfred of 331 Academy Street offered their support for the historic demolition and the overall rezoning proposal.

**ARB's vote**

The ARB granted approval of demolishing the existing home at 300 Academy Street, finding the dwelling to be non-contributing, subject to the following conditions:

1. The applicant shall recycle the bricks and doors at a minimum and provide documentation of where or who recycled them through presentation of receipt.
2. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
3. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.

RESULT: APPROVED [UNANIMOUS] 4-0  
MOVER: Jeff Hopper, Board Chair  
SECONDER: Bill McLees, Board member  
AYES: Hopper, McLees, Grayson, Harrison

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

**F. Adjourn**

Jeff Hopper motioned to adjourn the meeting 6:7 pm, seconded by Naim Harrison. The vote was unanimous.

[MEET\_FOOT]