

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Monday, February 2, 2026

6:30 PM

Council Chambers

Regular Council Meeting

Mayor Craig Newton

Mayor Pro Tem Bruce Gaynor

Councilmember Andrew Hixson

Councilmember Josh Bare

Councilmember Matt Myers

Councilmember Marshall Cheek

Meeting Recording:

<https://norcrossga.portal.civicclerk.com/event/611/media>

A. Call to Order by Mayor Pro Tem Gaynor

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

The meeting was called to order at 6:34 PM by Mayor Pro Tem Bruce Gaynor

B. Invocation - Councilmember Cheek**C. Pledge of Allegiance to the Flag of the United States of America****D. Roll Call (recorded)**

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Absent	
Marshall Cheek	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Josh Bare	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

E. Presentation of Previous Meeting Minutes for Acceptance

A motion to approve the minutes of the following meetings: January 5, 2026, Regular Council Meeting; and January 20, 2026, Policy Work Session and exec session.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember SECONDER:

Marshall Cheeks, Councilmember AYES: Cheek, Hixson, Bare, Myers, Gaynor

F. Set Agenda as Presented for Scheduled Meeting

Acceptance of the Agenda and Approval of the Consent Agenda.

A motion to accept the agenda and approve the Consent Agenda, with the following items being moved to discussion:

26-7510: Budget Amendment and Appropriation of Funds for the Purchase of 9 S. Peachtree Street 26-7511: Traffic Study and Ownership of Holcomb Bridge Road

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember SECONDER:

Matt Myers, Councilmember AYES: Cheek, Hixson, Bare, Myers, Gaynor

A motion to add an agenda item for Moratorium on Multifamily Housing (added from the floor):

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember

SECONDER: Matt Myers, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

G. Ceremonial Presentations, Recognitions, and Swearing-in Ceremonies**H. Floor Open to Citizens Desiring to Address the Governing Authority****a. Comments by Citizens****Larry Hall**

Representing Norcross Gallery and Studios, a nonprofit art gallery that partners with the city on public events. Introduced Tracy Kruger, the gallery director. Announced that Norcross Gallery and Studios was awarded "Best of Georgia 2025 Regional Art Galleries" by the Georgia Business District Journal. Invited the public to visit the gallery and requested Council support in promoting the gallery.

Kay Nation

Confirmed her understanding that the 146 Barton Street project would be tabled and requested confirmation that the new design would go back through the Architectural Review Board (ARB) process.

Jeff Allen

Expressed support for the UDO changes being voted on. Requested that future agenda packets be cleaner, noting confusion with multiple versions of documents included. Thanked the staff for clarification.

Jim Eyre

Requested clarification that the public hearing would include the amendments on the back table. Expressed support for UDO changes but recommended removing cell towers from the Buford Highway Zoning District. Offered to answer questions about 9 South Peachtree Street project.

Ann Beach

Expressed concerns about traffic on Holcomb Bridge Road, noting it is extremely busy. Questioned plans for managing traffic if apartment developments proceed at either end of Holcomb Bridge Road. Warned that increased traffic could deter visitors from coming to town.

Joe Beach

Commented on the definition of democracy, quoting that it is "three wolves and two sheep voting on what to have for lunch."

b. Comments by Council**c. Comments by City Manager****I. Public Hearings****1. 2025-324: COA2025-027; Consideration of a Historic Demolition and New Home**

A motion to table this agenda item for the March 16, 2016, Policy Work Session.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember

SECONDER: Matt Myers, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

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

A motion to table the rezoning request RZ2025-006 for 5330 Old Norcross Road for 120 days or until Condition 6 is met.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Matt Myers, Councilmember

SECONDER: Josh Bare, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

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

Attachment:

[Sec. 202-4 Multi-family SUP](#)

A motion to Approve amendments to the Unified Development Ordinance (UDO), including the following sections and enacting clause:

Chapter 100 General and Administrative Provisions, Article II. Definitions

Chapter 200 Land Use and Zoning, Article I, Division 2

Sec. 201-22 CX Community Mixed Use

Sec. 201-23 BH Buford Highway

Chapter 200 Land Use and Zoning, Article II Supplemental and Accessory Use Standards:

Sec. 202-2 Supplemental use standards(aa)(3), with the included amendment as presented

Sec. 202-3 Accessory uses or structures

Chapter 200 Land Use and Zoning, Article III Parking and Loading

Sec. 203.9 Minimum number of spaces required

Chapter 400

Sec. 407-4 Applicability criteria for stormwater management standards

Sec. 407-5 Exemptions from stormwater management standards

Enacting Clause: The Mayor and City Council of the City of Norcross, Georgia, hereby ordains that the adopted Code of Ordinances is hereby amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that all the following provisions shall become and be made part of the Code of the City of Norcross.

RESULT: APPROVED 4-1

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Hixson, Myers, Gaynor

NAYS: Bare

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

A motion to approve the final plat of the property located at 551 Sunset Drive.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

J. Reports of the Mayor and Councilmembers

General Announcements

FEBRUARY CALENDAR OF EVENTS

First Friday Concert: The Rainmen

Friday, February 6 | 7:00 - 9:00 p.m. | Cultural Arts & Community Center

Movie Monday: Ghost

Monday, February 9 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

Galentine's Boutique Crawl

Thursday, February 12 | 5:00 - 8:00 p.m. | Downtown Norcross

Valentine's Father-Daughter Dance

Friday, February 13 | 6:30 - 8:30 p.m. | Cultural Arts & Community Center

Coffee With Council

Saturday, February 14 | 8:00 a.m. | 45 South Café

K. Board Appointments

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

L. Consent Agenda

A motion to approve the consent agenda.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember

SECONDER: Matt Myers, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

1. 2026-19: **Accept and Appropriate NPAC Donations**

A motion to accept and appropriate donations totaling \$440.00 to the Norcross Public Arts Commission from Acorn Sales.

2. 2026-24: **Award of Contract for On-Call Stormwater Relining and Repair**

A motion to approve a contract between the City of Norcross and Southern Premier Contractors, Inc. for on-call stormwater relining and repair services, funded by the FY26 Stormwater Fund, in the amount not to exceed 1,500.000.

3. 2026-25: **Approve Sale of Property located at 993 East Glochester**

A motion to approve the sale of 993 East Glochester Place through closed bids and authorization for the Mayor to sign documents necessary to consummate the sale.

4. 2026-26: Approval of Hydrology Study and HEC-RAS Modeling for Culvert Extension – Norcross Greenway Project

A motion approve the proposal submitted by Clark Patterson Lee (CPL) to provide additional design services for a Hydrology Study and HEC-RAS modeling for the culvert extension under Cemetery Street.

5. 2026-27: Sidewalk Data and Gap Analysis

A motion to approve recommended sidewalk priorities and initial proposed projects.

M. Items for Discussion

1. 2026-21: Budget Amendment and Appropriation of Funds for the Purchase of the 9 S Peachtree St. Property.

A motion to approve the appropriation of 1,400,000 from fund balance funding for the city's financing of the DDA's acquisition of 9 South Peachtree Street.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

2. 2026-35: Traffic study and ownership of Holcomb Bridge Road

A motion to authorize the Mayor and City Manager to initiate a discussion with Gwinnett County on transferring ownership of Holcomb Bridge Rd, from the intersection of Peachtree Industrial Blvd to the intersection with Buford Highway, along with any funds the County has for maintenance and improvements.

RESULT: APPROVED [5-0]

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

3. 2026-57: Moratorium on Multi-family Housing

Attachment:

[Resolution for Moratorium on Multi-family Housing](#)

A motion to deny the approval of the Resolution enacting a moratorium on all accessory dwelling unit applications and multifamily housing.

RESULT: APPROVED [4-1]

MOVER: Matt Myers, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Myers, Gaynor

NAYS: Bare

N. Adjourn in memory of**O. Adjourn to Executive Session for Legal, Personnel, and Real Estate**

Councilmember Myers made a motion to adjourn the meeting at 8:34 pm, seconded by Councilmember Bare. The vote was unanimously passed, 5-0.

P. Signed by _____ Mayor Craig Newton

Q. Attest _____ Monique Philip, City Clerk

Sec. 202-2. Special Use Permits Applicable to Multi-family Developments in the CX and BH Zoning Districts (Subparagraph (w)).

(w.1) *Multi-family dwellings.* Multifamily dwellings, which may be duplexes, apartments, condominiums, or planned residential developments, subject to the following provisions:

- (1) All condominium developments shall comply with all state laws regarding condominium developments.
- (2) All planned residential developments shall provide for a mandatory homeowner's association, which shall hold title to all common areas in the development. A declaration of covenants for the development shall be provided to and approved by the city prior to said declaration of covenants being recorded in the public records. Following the approval by the city, the declaration of covenants shall be recorded in the public records of the county and title to the common areas transferred to the homeowner's association prior to the approval of a final plat for the planned residential development and before any certificates of occupancy for the individual residential units are issued by the city.

(w.2) *General.* All developments or redevelopments of property located within the CX and BH zoning districts proposing multi-family uses, whether as a standalone use or as a component of a mixed-use development, shall submit an application and request and obtain a special land use permit as provided herein:

- (1) Contents of Multifamily Special Use Application and Letter of Intent. Applicant's seeking a Special Land Use Permit as provided in this Section shall submit an application detailing, in addition to such information as is required by Section 103-11(c) of this UDO, the following:
 - (i) The total number of units and the division of bedroom counts proposed;
 - (ii) The total parking spaces proposed;
 - (iii) A traffic study performed by a licensed engineer;
 - (iv) The division and proportion of uses as measured by gross floor area of each building;
 - (v) Total building height and the approximate height of existing buildings on adjoining parcels;
 - (vi) A community engagement plan providing for mailed notice of the application to surrounding property owners and at least one applicant-hosted community meeting held at least two weeks before the item is first considered by the City Council; and
 - (vii) Evidence of compliance with the standards provided in subsection (x) of this Section.
- (2) No residential only multi-family development in the CX and BH Zoning Districts shall be permitted to exceed a gross density of 54 units per acre.
- (3) No mixed-use multi-family development in the CX and BH Zoning Districts shall be permitted to exceed a gross density of 61 units per acre.

(w.3) *Special Use Standards*

- (1) All applications for Special Land Use Permits under this Section shall be required to show conformity with Section 103-11(a)(2) of this UDO. Additionally, such applications should address the additional factors for consideration provided below.
- (2) For residential only multi-family developments or mixed-use multi-family developments with a gross density of 35 units per acre or less, the following factors should be addressed:
 - (a) Applicant should show that the development has adequate parking facilities in close proximity to the dwelling units such that there is minimal risk of parking overflow upon surrounding areas and public facilities;
 - (b) Applicant should show that the development will not further burden underperforming public utilities and streets;

(c) Applicant should demonstrate that the development will provide at least three (3) of the following environmental efficiency features:

- (i) Green roof components
- (ii) Permeable pavement for at least ten percent (10%) of total permeable and impermeable pavement coverage
- (iii) Native planting
- (iv) Stormwater planters or cisterns
- (v) Roof mounted solar panels
- (vi) Electric vehicle charging stations of at least 5 percent (5%) of the total parking spaces
- (vii) Energy efficient windows
- (viii) Rain gardens or bio-swales
- (ix) Street trees on public rights of way

(3) For residential only multi-family developments with a gross density exceeding 35 units per acre the following factors should be addressed:

(a) Applicant should demonstrate that a substantial amount of parking for the development shall be provided through structured parking-decks such that surface level parking (not including structured parking) does not exceed 20% of the total land area of the development;

(b) Applicant should demonstrate that the development will provide at least five (5) of the following environmental efficiency features:

- (i) Green roof components
- (ii) Permeable pavement for at least ten percent (10%) of total permeable and impermeable pavement coverage
- (iii) Native planting
- (iv) Stormwater planters or cisterns
- (v) Roof mounted solar panels
- (vi) Electric vehicle charging stations of at least 5 percent (5%) of the total parking spaces
- (vii) Energy efficient windows
- (viii) Rain gardens or bio-swales
- (ix) Street trees on public rights of way

(d) Applicant should demonstrate that the development provides pedestrian connectivity to commercial/retail opportunities either within or beyond the development and that the development provides connectivity to other pedestrian and recreational opportunities;

(e) Applicant should provide elevations for each of the buildings proposed in the development which shall be subject to review and recommendation by the City's Architectural Review Board prior to the public hearing before the City Council; and

(f) Applicant should demonstrate that the development will not overly burden current public roads; applicant may make such a demonstration by showing performance standards of existing infrastructure in a traffic study and, where appropriate, detail proposed traffic mitigation strategies and infrastructure improvements.

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- (4) For mixed-use multi-family developments with a gross density exceeding 35 units per acre the following factors should be addressed:
- (a) Applicant must demonstrate that the development is a Mixed-use development as that term is defined in 102-2 of the UDO;
 - (b) Applicant should demonstrate that a substantial amount of parking for the development shall be provided through structured parking-decks such that surface level parking (not including structured parking) does not exceed 20% of the total land area of the development;
 - (c) Applicant should demonstrate that the development will provide at least five (5) of the following environmental efficiency features:
 - (i) Green roof components
 - (ii) Permeable pavement for at least ten percent (10%) of total permeable and impermeable pavement coverage
 - (iii) Native planting
 - (iv) Stormwater planters or cisterns
 - (v) Roof mounted solar panels
 - (vi) Electric vehicle charging stations of at least 5 percent (5%) of the total parking spaces
 - (vii) Energy efficient windows
 - (viii) Rain gardens or bio-swales
 - (ix) Street trees on public rights of way
 - (d) Applicant should demonstrate that the development provides pedestrian connectivity to commercial/retail opportunities either within or beyond the development and that the development provides connectivity to other pedestrian and recreational opportunities;
 - (e) Applicant should provide elevations for each of the buildings proposed in the development which shall be subject to review and recommendation by the City's Architectural Review Board prior to the public hearing before the City Council; and
 - (f) Applicant should demonstrate that the development will not overly burden current public roads; applicant may make such a demonstration by showing performance standards of existing infrastructure in a traffic study and, where appropriate, detail proposed traffic mitigation strategies and infrastructure improvements.

A RESOLUTION ENACTING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR REZONING, SPECIAL USE PERMITS, CERTIFICATES OF APPROPRIATENESS, LAND DISTURBANCE PERMITS, BUILDING PERMITS, SUBDIVISION AND PLAT APPROVALS AND OTHER PERMITS OR APPROVALS ISSUED BY THE CITY OF NORCROSS, GEORGIA THAT PROVIDE FOR THE CONSTRUCTION OF MULTI-FAMILY UNITS AS DEFINED IN THE UNIFIED DEVELOPMENT ORDINANCE.

The City of Norcross, Georgia (the “City”), by and through its Mayor and City Council, has duly considered the forgoing and hereby adopts as a Resolution of the City Council the foregoing:

WHEREAS, the City’s Unified Development Ordinance (“UDO”) provides certain provisions for the use, location, standards of development, floor area details, and other regulations applicable to Multi-family developments, which the ordinance defines as “a single building containing three or more dwelling units or in the case of a duplex, two dwelling units, each of which has direct access to the outside or a common hallway leading outside[]” (UDO § 102-2);

WHEREAS, the City is currently in the process of amending its Comprehensive Plan to, among other lawful purposes, amend the City’s various character areas and future land use map in a manner that may have long-term planning implications on multi-family developments within various character areas across the City;

WHEREAS, the City is contemporaneously in the process of amending the UDO’s land-use and development regulations as they relate to developments within certain zoning districts, including multi-family developments within the CX—Community Mixed-use (UDO § 201-22) or BH—Buford Highway (UDO § 201-23) zoning districts (City Council Item No.: TEXT 26-001) (the “UDO Amendments”);

WHEREAS, the proposed amendments to the UDO and the Comprehensive Plan, if approved by a majority of the City Council, may alter certain design, development, and zoning entitlements within the City’s regulatory schemes and the City’s planning goals as it relates to Multi-family developments;

WHEREAS, the City Council voted on January 5, 2026 to impose a moratorium on all rezoning applications, certificates of appropriateness, land disturbance permits, building permits, subdivision and plat approvals and other permits or approvals issued by the City that provide for the construction or development of Multi-family developments;

WHEREAS, the City’s interests in preserving the health, safety, morals, aesthetics, and general welfare of the public is served by imposing a moratorium as provided below on the acceptance of any and all rezoning and permit applications related to the construction and development of Multi-family developments within the City of Norcross;

WHEREAS, the City Council desires the development of a cohesive and coherent regulatory scheme and policy within the City and desires to promote community, housing, and infrastructure development through stable, predictable, and balanced development which furthers the interests of the City and the general public.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF NORCROSS, GEORGIA, that a moratorium be extended precluding staff for the City of Norcross from considering or accepting any application for rezoning, special use permits, any certificate of appropriateness, land disturbance permit, building permit, subdivision or plating involving the construction or development of any Multi-family development within the City;

BE IT FURTHER RESOLVED, that the moratorium was established by Motion at the January 5, 2026 City Council meeting, that the moratorium is ratified and restated through this Resolution, and that it shall be extended and continue through the date the City Council approves the UDO Amendments or March 2, 2026, whichever is earlier;

BE IT FURTHER RESOLVED that the City Council, having considered evidence and the opinions of experts, including those of City Staff, believes that the recitals of this resolution were adequately researched to reach an informed decision and that such recitals are fully valid, enforceable and constitutional; that every section, paragraph, sentence, clause and/or phrase of this Resolution is severable from any other section, paragraph, sentence, clause or phrase herein such that if any section, paragraph, sentence, clause or phrase of this Resolution; it is further the express intent of the City Council that, in the event a court of competent jurisdiction were to declare by valid and final judgment that any such section, paragraph, sentence, clause, or phrase of this Resolution to be invalid, unconstitutional, or otherwise unenforceable, it shall not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clause, sentences, paragraphs or sections of the resolution shall remain valid, constitutional, enforceable, and of full force and effect;

BE IT FURTHER RESOLVED that all resolutions, ordinances, or acts of the City Council in conflict with this Resolution are, to the extent of the conflict, hereby repealed.

SO RESOLVED by the City Council for the City of Norcross, Georgia

ADOPTED THIS 2nd DAY OF FEBURARY, 2026.

CITY OF NORCROSS, GEORGIA

(SEAL)

By: _____
Craig Newton, Mayor

Attest: _

Monique Philip, City Clerk