

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Monday, February 16, 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:

<https://norcrossga.portal.civicclerk.com/event/182/media>

A. Roll Call (recorded)

Mayor Newton called the meeting to order at 6:40 pm.

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

B. Citizen Input

Sean O'Neill spoke regarding bicycle barrier installations on Autry Street. Requested removal of a crosswalk sign between Thrasher and West Peachtree Streets that narrows the roadway and has been knocked down repeatedly. Also raised concerns about uneven road surfaces on Autry Street, Nesbitt, and Brundridge resulting from utility trenching, and requested consideration of resurfacing.

Jeff Allen spoke in opposition of apartments. Referenced a petition with 653 signatures opposing high-density multifamily development. Argued that the term high-density multifamily is synonymous with apartments and urged Council to listen to the will of the people and not move the plan forward.

Jim Eyre commented on several agenda items, commending the 60% completion of the downtown parking plans, supporting the Comprehensive Plan as a 2045 vision for housing diversity and the downtown parking policy, expressing concern about the proposed Thrasher Park string lighting, and cautioning that the proposed UDO amendments eliminating intermediate appeal steps for certain boards would leave citizens with no recourse other than court.

Chris Casey spoke regarding the 2045 Comprehensive Plan. Thanked Council for including a special-use permit requirement for high-density multifamily housing in the previous UDO revision. Referenced Doraville's comments on the plan, noting that the separation of Character Area 7 into 7A and 7B appeared overly complicated and potentially a carve-out for future development near the historic district entrance at Magnolia and Buford Highway. Requested that the area remain designated as historic.

Tonya Willis spoke about DDA-owned properties at 80 Wingo and 94, which back up to City Hall. Expressed concern that the homes appear to be deteriorating with debris accumulating on roofs and no visible maintenance work being done for 14-15 months. Asked about the plan for the properties and expressed concern that they may be allowed to deteriorate to justify the demolition of the historic homes.

C. Board Updates

D. General Updates

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. 2026-59: Expanded Downtown Parking Planning and Design****RESULT:**

This matter was discussed in detail. Council directed staff to provide a detailed project management plan with milestones and cost breakdowns. This matter was referred to the March 2, 2026, Regular Council Meeting.

2. 2026-60: Thrasher Park Lighting Enhancements Update**RESULT:**

This matter was discussed. Staff was directed to engage directly with Outdoor Lighting Company to refine the proposal for a future policy work session.

3. 2026-61: Pay Increase for Judge and Solicitor**RESULT:**

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

4. 2026-65: Amendment to the 2045 Comprehensive Plan**RESULT:**

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

5. 2026-45: RZ2025-008; PKST Lively LLC, c/o Troutman Pepper Locke LLP; 705 Lively Avenue**RESULT:**

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

6. 2026-67: TEXT2026-002; Amendment to the Unified Development Ordinance**RESULT:**

This matter was referred to the March 16, 2026, Policy Work Session for further review.

7. 2026-64: Downtown Parking Policies and Related Amendments to the Unified Development Ordinance**RESULT:**

This matter was referred to the March 16, 2026, Policy Work Session for continued discussion.

8. 2026-34: Appropriate \$5 Million for the Construction of the Public Safety Administration Building**RESULT:**

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

9. 2026-72: Phase II Property Corrective Deed and Parking Easement between City and DDA

RESULT

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

10. 2026-68: Re-establishment of Norcross 101

RESULT

This matter was discussed. Staff were directed to develop curriculum details and scheduling for at least one class in 2026.

11. 2026-71: Ethics Ordinance Revision

RESULT

This matter was referred to the March 16, 2026, Policy Work Session. Legal staff to compile suggested changes in a memorandum.

12. 2026-73: Request for Proposals for City Manager Recruitment

RESULT

This matter was discussed. Council directed staff to prepare and issue an RFP for recruitment services.

13. 2026-80: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

Attachments:

[Agenda Report - Stream Land Wetland Mitigation Credits](#)

[Environmental Commitment Table 0016067 ECT for PCE RE-EVAL 20260216 signed](#)

Mayor Pro Tem motioned to add the item to the agenda, seconded by Councilmember Matt Myers. Vote was unanimous 5-0.

RESULT

This item was added to the agenda due to time sensitivity. The federal government requires \$100,000 in conservation credits to mitigate wetland impacts for the Beaver Ruin Creek Greenway Project. This matter was referred to the March 2, 2026, Regular Council Meeting.

I. Adjourn to Executive Session for Legal, Personnel, and Real Estate

J. Signed by _____ Mayor Craig Newton

K. Attest _____ Monique Philip, City Clerk



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Len Housley, Public Works Director

Meeting Date: February 16, 2026 – Policy Work Session

Item No.: 2026-80

Title: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

CC: Eric Johnson, City Manager

Recommendation

Approval of Payment in the Amount up to \$115,000 for the Purchase of Stream and Wetland Mitigation Credits from an approved mitigation bank.

Background

As part of the construction for the bridges and boardwalk through the stream and wetland areas off Mitchell Road towards Pinnacle Park, streams and wetlands will be impacted.

The requirements to obtain a variance and Regional 404 Permit from the U.S. Army Corps of Engineers (USACE) for impacts associated with encroachment into Beaver Ruin Creek and adjacent wetlands for the Norcross Greenway Project, USACE has mandated the purchase of compensatory stream and wetland mitigation credits.

The required mitigation credits are as follows:

- 2018 Stream Credits: 20.25, Legacy Stream Credits: 243.00 (Total 263.26 stream linear feet)
- 2018 Wetland Credits: 0.04, Legacy Wetland Credits: 0.32 (Total 0.36 acre of Wetland)

This approval is needed prior to March 27 for the Environmental Certification by GDOT.

Financial Impact

- Up to \$115,000 From Transportation SPLOST. 80 percent expected to be reimbursed from FHWA (ARC).

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

- Goal 2, Policy 2-5: Provide pleasant, accessible public gathering places.
- Goal 6, Policy 6-2: Maximize the use of existing facilities and services.

Attachments

- Environmental Commitments Table

Update

ENVIRONMENTAL COMMITMENTS TABLE

Let Sponsor: Local LET, signature required_ *amir mahfoozpour* 2/16/2026
 PI#: 0016067 County: Gwinnett

Date: 1/20/2026
 Stage: CST Authorization (Let)
 Record Plan Set Date: 6/1/2025

Review

GDOT Env SME Initials & Review Date.

If no commitments, Env Analyst may approve for all

GDOT PM & PM's manager assert that commitments are feasible.

GDOT PM Name & Initials: Thaddeus Tolbert TT

GDOT PM's Manager Name: *Obi Ezenekwe*

GDOT PM's Manager Signature/Date: *[Signature]* 02/11/2026

Engineer of record (EOR) asserts that plans incorporate (or will incorporate) applicable commitments.

EOR (or GEC-P.E.) Name: Brian Miller

Signature/Date: *[Signature]* 2/3/2026

Air/Noise: BS 1/22/26 Arch: JD 1/21/26

Eco: FK 2/13/26 Hist: HM 1/30/26

Env An: TJ 2/13/26

A. During or Post-construction Commitments/Requirements

During or Post		Commitment	Reference Document	Office and/or Title of Responsible Party	Responsible Party to Document Completion*
A-1	During	Conservation fund payment to offset the impacts of tree-clearing, as prescribed in the Georgia Bat Programmatic Agreement	Georgia Bat Programmatic Agreement	GDOT Office of Environmental Services - Ecology	GDOT Office of Environmental Services - Ecology
A-1	Post	Georgia DNR, Land and Water Conservation Grants will need to see as-built site plans after the completion of construction -	GA DNR Land and Water Conservation Fund Letter 2/2/2021	City of Norcross	City of Norcross

*Responsible Party to Document Completion with a date or other relevant details; initial (or sign) the cell.

B. Special Provisions

Special Provision		Purpose of Special Provision	Date of Special Provision
B-1	107.23H	To prevent harm to protected species	2/9/2026
B-2	165.3.05	For erosion control and to prevent harm to protected species	12/18/2025

Attach any environmental Special Provisions with transmittal letters to this document.

C. Necessary Permits, Stream Buffer Variances and Mitigation Credits

Permit, Variance, Mitigation Credits, etc.	Additional Info (permit expiration date, number of credits needed, etc.)	Status <i>Acquired or not acquired; If acquired include date.</i>
C-1	Notice of Intent (NOI) for NPDES	The Office of Bidding Administration and Construction Contractor will submit a NOI to the NPDES General Permit following award of the contract but prior to construction.
C-2	Regional 404 Permit	Expires 10/5/2028
C-3	Buffer Variance	For non-exempt impacts to: PS02 buffer, IS03 buffer, IS04 buffer, PS05a buffer, and PS05b buffer.

ENVIRONMENTAL COMMITMENTS TABLE

Let Sponsor: Local LET, signature required_ *amir mahfoozpour* 2/16/2026
PI#: 0016067 County: Gwinnett

Date: 1/20/2026
Stage: CST Authorization (Let)
Record Plan Set Date: 6/1/2025

C-4	Stream Mitigation Credits	2018 Stream Credits: 20.25 Legacy Stream Credits: 243.00	Will be acquired before Let
-----	---------------------------	--	-----------------------------

ENVIRONMENTAL COMMITMENTS TABLE

Let Sponsor: Local LET, signature required_ *amir mahfoozpour* 2/16/2026
 PI#: 0016067 County: Gwinnett

Date: 1/20/2026
 Stage: CST Authorization (Let)
 Record Plan Set Date: 6/1/2025

Permit, Variance, Mitigation Credits, etc.	Additional Info (permit expiration date, number of credits needed, etc.)	Status Acquired or not acquired; If acquired include date.
C-5 Wetland Mitigation Credits	2018 Wetland Credits: 0.04 Legacy Wetland Credits: 0.32	Will be acquired before Let

Attach all materials associated with above items with transmittal letters to this document, if applicable to the stage.

D-F. Pre-construction Commitments/Requirements

D	Commitment	Applicable Resource(s)	Reference Document	Office and/or Title of Responsible Party	Status
D-1	NA				

Examples are Environmental Resource Impact Table (ERIT) listings, a design feature, a plan sheet note, etc. If the item is no longer applicable to the project, move to Section G with an explanation.

E	Public Outreach†	Additional Information	Status
E-1	NA	-	-

†Any response letter obligations for future consideration.

F	Resources (Category)	Impacts or Effect Findings for Resources If no impacts, state "No impacts/no permitted construction activity".	Was this updated from previous ECT? N/A if first ECT for project.	Name and Date of Report	Are all resources correct on the plans and ERIT?†
F-1	Streams	Permanent Discharge of Fill/27 LF (0.010 ac.) Temporary Dewatering/21 LF (0.0007 ac.)	Yes	Addendum to Ecology Resource Survey and Assessment of Effects Report (12/19/2025)	Yes
F-2	Wetlands	Permanent Discharge of Fill/0.046 ac. Temporary Discharge of Fill/0.350 ac.	Yes	"	Yes
F-3	State Waters buffer	See ERIT for exemptions or fill-clearing impacts	Yes	"	Yes
F-4	Norcross City Cemetery	No construction activity	No	Historic Resources Survey Report Addendum (10/9/2025)	Yes
F-5	Norcross Housing Authority (Garner Street)	"	No	"	Yes
F-6	South Equipment Company (SA Recycling)	"	No	"	Yes
F-7	Resource 1	"	No	Addendum Cultural Resources Survey of the Proposed Norcross Greenway (10/13/2025)	Yes

ENVIRONMENTAL COMMITMENTS TABLE

Let Sponsor: Local LET, signature required_ *amir mahfoozpour* 2/16/2026
 PI#: 0016067 County: Gwinnett

Date: 1/20/2026
 Stage: CST Authorization (Let)
 Record Plan Set Date: 6/1/2025

F	Resources (Category)	Impacts or Effect Findings for Resources <i>If no impacts, state "No impacts/no permitted construction activity".</i>	Was this updated from previous ECT? <i>N/A if first ECT for project.</i>	Name and Date of Report	Are all resources correct on the plans and ERIT?†
F-8	Cemetery Field Park	Approximately 0.54 acre of park property	Yes	Updated Section 4(f) Coordination for Proposed Norcross Greenway (12/15/2025) Updated LWCF Coordination for Proposed Norcross Greenway (12/22/2025)	Yes
F-9	Pinnacle Park	Approximately 0.20 acre of park property	No	Updated Section 4(f) Coordination for Proposed Norcross Greenway (12/15/2025)	Yes

For individual resources refer to technical reports and/or ERIT. †If project is in *PFPR Preparation* stage, this column can list "Incomplete" if applicable; however, for CST, "Yes" is required.

G. Items No Longer Applicable to ECT (Likely items from Section D-F)

Use Table and Number	Resource/Item/Commitment	General Description	Reason No Longer Applicable
G-1	NA	-	-

<p><i>Estimated PE Mitigation Cost</i> <i>(Budgeting purposes only, mitigation cost may differ)</i></p>	\$115,000.00
--	--------------

If project is Complete or Under Construction: Area or Construction Engineer (or equivalent under Design/Build) affirms by signature below that all Special Provisions, ERIT Comments, and During Construction Commitments were adhered to during the project's construction.

Please Print Name and Title: _____ Signature: _____ Date: _____

Provide an explanation if unable to sign.