

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Monday, March 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

View Meeting Recording Here:

<https://norcrossga.portal.civicclerk.com/event/612/media>

A. Call to Order by Mayor Pro Tem Bruce Gaynor

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

B. Invocation - Councilmember Bare

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	
Bruce Gaynor	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Josh Bare	Councilmember	Present	
Matt Myers	Councilmember	Present	
Marshall Cheek	Councilmember	Present	

E. Presentation of Previous Meeting Minutes for Acceptance

A motion to approve the minutes of the Regular Council Meeting on February 2, 2026, and the Policy Work Session on February 16, 2026.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Matt Myers, Councilmember
SECONDER: Marshall Cheek, Councilmember
AYES: Gaynor, Hixson, Bare, Myers, Cheek

F. Set Agenda As Presented for Scheduled Meeting

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

- 2026-65: Amendment to the 2045 Comprehensive Plan
- 2026-59: Expanded Downtown Parking and Design
- 2026-34: Appropriate \$5 Million for Construction of the Public Safety Administration Building

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Gaynor, Hixson, Bare, Myers, Cheek

G. Ceremonial Presentations, Recognitions, and Swearing in Ceremonies

None

H. Floor Open to Citizens Desiring to Address the Governing Authority

Comments by Citizens

Lonnie Latham

Spoke in opposition to the 2045 Comprehensive Plan amendment, expressing concerns about high-density multifamily housing. Requested the council remove all areas in the comprehensive plan with allowances for high-density multifamily housing and instead consider owner-occupied high-density housing such as condominiums.

Charlotte Osborne

Opposed the proposed amendments to the 2045 Comprehensive Plan which would add high-density multifamily to neighborhoods previously considered incompatible. Referenced plans for over 6,700 apartments along a one-mile stretch of Holcomb Bridge Road waiting on comp plan approval. Noted the community is near a tipping point of housing more renters than homeowners and referenced a petition signed by 650 residents opposing the amendments.

Jacques Laurent

Announced his candidacy for Georgia House District 97. Discussed his platform including affordability, infrastructure, education, civil rights, and traffic concerns.

Paul Sumner

Opposed the comprehensive plan amendments as currently written. Argued the comprehensive plan is a legally binding guiding document used in courts. Supported the council's decision to require special use permits and remove by-rights status for multifamily. Agreed with the City of Doraville's opposition to characterizing the historic Thrasher Park area into two separate character areas. Supported Councilman Bare's recommendation to pause approval until the community develops a strategic roadmap.

Lawrence Hurlley

Reiterated prior comments opposing the comprehensive plan. Attended Mayor Newton's community meeting, which had high attendance. Reported hearing no single person in favor of the comprehensive plan as written. Urged council to consider resident input and postpone the decision.

Jan McKenzie

25-30 year resident. Expressed concern the council appears to have predetermined decisions. Raised traffic problems and concerns about the abundance of new apartments on Buford Highway and Highway 141. Questioned why the city would change what makes Norcross special.

Faye McFarland

54-year resident. Expressed support for opposition to apartment expansion. Noted deterioration of formerly nice subdivisions. Discussed corporate ownership of single-family homes and rental property management issues. Expressed concern about vehicle violations and ordinance enforcement.

Jim Eyre

Praised the expanded downtown parking work by Len and Columbia Engineering and recommended approval. Commented on Thrasher Park lighting, recommending keeping lights out of the pit area and lighting trees only. Suggested the city pursue its own stream and wetland mitigation credits. Discussed the comprehensive plan vision statement and emphasized planning for future residents, noting the city is young (average age mid-30s) and majority-minority.

Yassin Moghazy

Running for Georgia House District 97. Stated primary purpose was listening to the community. Thanked council for their service.

Joe Beach

Resident of 2910 Queens Court. Observed that lots of people oppose the plan amendment with only one speaking in favor. Noted that no apartment residents participated in the community input.

Ann Beach

Questioned the qualifications and motivations of those speaking in favor of the plan. Urged the council to listen to residents and referenced the petition and consistent attendance at meetings showing community opposition.

2. 2025-371: Comments by Council**3. 2025-372: Comments by City Manager****I. Public Hearings****1. 2026-45: RZ2025-008; PKST Lively LLC, c/o Troutman Pepper Locke LLP; 705 Lively Avenue**

Councilmember Myers motioned to close the public hearing, seconded by Councilmember Cheek. The vote was unanimous, 5-0.

A motion to approve the rezoning of 705 Lively Avenue to M1 Light Industrial District with conditions:

1. The property shall be developed in conformity with the City of Norcross Unified Development Ordinance.
2. Parking and any future development along the rear of the subject property to remain setback at least 50 feet from the abutting R-75 single-family homes, as shown on the site plan dated 01/12/2021.
3. All parking spaces shall be striped.
4. No motor vehicle-related sales and service uses allowed, provided, however, motor vehicle repair and maintenance as an accessory use shall be permitted indoors.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Gaynor, Hixson, Bare, Myers, Cheek

J. Reports of the Mayor and Councilmembers**a. General Announcements****MARCH CALENDAR OF EVENTS**

First Friday Concert: Gold Standard Band
Friday, March 6 | 7:00 - 9:00 p.m. | Cultural Arts & Community Center

Irish Fest
Saturday, March 7 | 12:00 - 5:00 p.m. | Downtown Norcross

Movie Monday: Grumpy Old Men
Monday, March 9 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

Day Of Play
Friday, March 13 | 5:00 - 6:00 p.m. | Lillian Webb Park

Coffee With Council
Saturday, March 14 | 8:00 a.m. | 45 South Café

Policy Work Session
Monday, March 16 | 6:30 p.m. | City Hall, 2nd Floor Conference Room

Movie Monday: Spectre
Monday, March 23 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

K. Board Appointments

There are no appointments or reappointments for the Mayor and Council to consider at this time.

None

L. Consent Agenda

A motion to approve the consent agenda.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember

SECONDER: Matt Myers, Councilmember

AYES: Gaynor, Hixson, Bare, Myers, Cheek

3. 2026-60: Thrasher Park Lighting Enhancements Update

A motion to authorize staff to proceed with the proposal for Thrasher Park lighting enhancements from TheOutdoorLights, Inc.

4. 2026-61: Pay Increase for Judge and Solicitor

A motion to approve pay increases for the Judge and Solicitor to remain competitive in the current job market.

6. 2026-72: Phase II Property Corrective Deed and Parking Easement between City and DDA

A motion authorizing the City to execute the Parking Easement and Corrective Deed between the City and the Downtown Development Authority, as presented.

7. 2026-80: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

A motion to approve payment in an amount of One Hundred Twelve Thousand Nine Hundred Dollars (\$112,900.00) for the purchase of stream and wetland mitigation credits from an approved mitigation bank, and to authorize the Mayor to execute the required documents.

M. Items for Discussion

1. 2026-65: Amendment to the 2045 Comprehensive Plan

A motion to approve the resolution amending the Imagine Our Future 2045 Comprehensive Plan, to present a refined vision for growth and development intended to provide guidance to the Mayor and Council when considering future development proposals.

RESULT: APPROVED [3-2]

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Gaynor, Hixson, Myers

NAYS: Bare, Hixson

2. 2026-59: Expanded Downtown Parking Planning and Design

A motion to approve the 60% Planning & Engineering design and the attached budget amendment to appropriate \$98,000 for 100% design and construction plans, funded by Mayor and Council Contingency.

RESULT: APPROVED [4-1]

MOVER: Matt Myers, Councilmember

SECONDER: Bruce Gaynor, Councilmember

AYES: Gaynor, Hixson, Bare, Cheek

NAYS: Bare

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

A motion to approve the appropriation of \$5 million from available funds in the general fund to serve as a funding source for the construction of the Public Safety Administration Building.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: Josh Bare, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Gaynor, Hixson, Bare, Myers, Cheek

N. Adjourn in memory of

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

Councilmember Myers motioned to adjourn to executive session for legal and personnel at 8:32 pm, seconded by Councilmember Bare. The vote was unanimous, 5-0.

P. Signed by _____ Mayor Pro Tem Bruce Gaynor

Q. Attest _____ Monique Philip, City Clerk