

# City of Norcross

*65 Lawrenceville Street  
Norcross, GA 30071*



## Meeting Minutes

**Wednesday, February 26, 2025  
6:30 PM**

**2nd Floor Conference Room**

### **Historic Preservation Commission**

*Gene Ramsay, Chairman*

*Ashley Lyons*

*Pam Hopper*

*Chuck Kays*

*Mark Ward*

**A. Call to Order**

Attendee Name	Title	Status	Arrived
Gene Ramsay	Chairman	Present	
Ashley Lyons	Board Member	Present	
Pam Hopper	Board Member	Present	
Chuck Kays	Board Member	Present	
Mark Ward	Board Member	Present	

**Historic Preservation Commission was called to order at 6:30 PM by Chairman Gene Ramsay**

**B. Approval of Previous Meetings Minutes**

Historic Preservation Commission - Special Called Meeting - Oct 14, 2024 6:30 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chuck Kays, Board Member
<b>SECONDER:</b>	Pam Hopper, Board Member
<b>AYES:</b>	Ramsay, Lyons, Hopper, Kays, Ward

**C. Old Business**

**D. New Business**

**1. 25-7229: COA2024-052 67 South Peachtree Street**

The case was presented by City of Norcross Staff Member Jalia Killings, Planner, GIS-Sustainability. Staff Member Killings gave a summary of the project, which included the start of the project, the unpermitted changes made to the project, and the reason for the need of a resubmittal for the project at 67 S Peachtree, and gave the recommendation of denial due to inconsistency with submittal and lack of sufficient documentation.

Property Owner, George Popivanov, gave a presentation and shared that although he made changes to the plans without permits from the City, he made the changes to improve safety and visual aesthetics of the property.

Board Member Kays and Staff Member Killings asked about purpose of the rooftop and café, respectively, and property owner replied that the rooftop and café is intended for both the tenants and the public. Additionally, tenants and public will have access to host events at the property.

Board Member Lyons stressed the importance and desire to keep the historical “feel” of the original plans.

Board Member Kays clarified with staff that HPC reviews the exterior (façade), and City staff reviews the interior (plans); a stop work order was placed on the project due to the unpermitted interior changes made.

Assistant City Manager Tracy Rye commented on the City’s concerns that staff did not receive validated measurements of the building height.

Chair Ramsay asked for the rooftop structures to be less visible from S Peachtree St; Property owner, Popivanov, responded that there are two staircases going to the rooftop, one from the front, and the other from the back, they can lower staircase from the front so it’s not visible from S Peachtree.

HPC discussed the changes #1-17 listed in the agenda packet and requested the following for the rear façade and the rooftop structure:

- 1. Rear façade: The planters and seating must be within the property line
- 2. Rooftop pergola structure should have same material and color to match the existing brick

HPC agreed that, although they were disappointed with the changes, they were amenable to the updates made; however, considering the advice and concerns of staff, they need more concrete details and measurements as well as more time to review the project. Chair Ramsey suggested tabling the discussion and reviewing the project once all materials have been shared with City staff.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Pam Hopper, Board Member
<b>SECONDER:</b>	Ashley Lyons, Board Member
<b>AYES:</b>	Ramsay, Lyons, Hopper, Kays, Ward

HPC Requested the following for Project Owner to be submitted to City Staff:

- Light fixtures specs
- Railing Details
- Flag and flagpole specs
- Awning material and colors
- Dimensioned Architectural plans of front and rear facade showing the improvements and structures on the roof with callouts and stamped by an architect to validate that the building height will be under 40 feet.
- Materials and color of brick for siding of rooftop pergola structure
- Revised drawing of front and rear facade with height of the pergola structure nearest to S. Peachtree Street

**E. Vice Chair Nomination**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Pam Hopper, Board Member
<b>SECONDER:</b>	Ashley Lyons, Board Member
<b>AYES:</b>	Ramsay, Lyons, Hopper, Kays, Ward

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

Resident Nikolay Jellev asked the board about the planters blocking traffic on Skin Alley. The HPC and public shared the update that the Mayor and Council voted to close Skin Alley to vehicular traffic on weekends (specifically, Friday night to Saturday morning).

Board Member Hopper asked Assistant City Manager Rye if the city could address and fix the necessary upgrades to the downtown area that the Applicant, Popivanov, raised in his presentation. Assistant City Manager Rye answered yes.

The Assistant City Manager introduced the new Community Development Director, Deborah Rogoff-Ezra, and the City Attorney, Bill Diehl, to the HPC.

**G. Adjourn**

Board Member Ward moved, and Board Member Lyons seconded, that the meeting be adjourned at 7:33 PM.