

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Monday, October 6, 2025

6:30 PM

Council Chambers

Regular Council Meeting

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

Meeting Recording:

<https://norcrossga.portal.civicclerk.com/event/43/files/agenda/163>

A. Call to Order by Mayor Craig Newton

The meeting was called to order at 6:32 PM by Mayor Newton.

B. Invocation by Councilmember Gaynor**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	Present	
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 Mayor and Council Regular Council Meeting on September 2, 2025, and the Policy Work Session and executive session on September 15, 2025.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, 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:

25-7444: The Crossing Lease Renewal Agreement

25-7448: Appointment of an Advisory Committee to Consider Accessory Dwelling Unit Text Amendments

25-7453: Ability to Vote on Select Items at Policy Work Sessions

25-7456: Contribution to Norcross High School Football

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, 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**

Anne Hall, representing the Norcross Gallery and Studios (NGS), announced upcoming ArtSplash events and fundraisers, including an ArtWalk, a potential parklet painting, and print sales supporting the 2026 Photography Contest. She also reminded the public that NGS is open Thursdays and Fridays from 11 a.m. to 4 p.m. as an open studio for art enthusiasts.

Kathleen Allen suggested that for future City of Norcross elections, the City Clerk's Department oversee candidate forums and that the City promote and publicize these events in both English and Spanish, with an impartial moderator to ensure fairness and strengthen civic engagement. She also expressed concern about an email from the PDC that included inappropriate language.

Mario Muth clarified that the PDC email referenced in Mrs. Allen's comments was the result of human error and an unintentional mistake, and a correction email was issued immediately after. He stated that those serving with the PDC volunteer their time to support the City, that the forums are conducted fairly and without bias, and expressed concern about tax dollars being spent on such discussions.

Chuck Paul stated that the City has never hosted candidate debates and that the PDC has taken the initiative to organize them. He noted that he requested assistance from the City to advertise the event but was informed that the City would not do so. Mr. Paul explained that the event was promoted through the Gwinnett Forum, Young Norcross, and all PDC subscribers.

Eric Allen stated that while the PDC has dedicated volunteers, it does not reach all residents and agreed that the City should host future candidate forums to ensure broader civic engagement. He also expressed concern about recent candidate forum conduct, describing it as inappropriate and politically intimidating.

Reid Forman shared that he and his wife hope to relocate to Norcross for better educational opportunities for their daughter, but cited housing costs as a barrier. He expressed support for the Techie Homes project as an affordable housing option for diverse new residents.

Dave Jones raised safety concerns related to visibility at Wingo and Jones Street, noting that the new pocket park obstructs the view of oncoming traffic and recommended additional signage to improve safety.

Jim Eyre supported Council voting at Policy Work Sessions where legally permissible, encouraged including professionals on advisory committees, and supported a fair, market-consistent rent adjustment for Crossing Steakhouse.

b. Comments by Council

c. Comments by City Manager

I. Public Hearings

1. 25-7434: REZ2025-003 636, 646, 656, 658 West Peachtree Street

A motion to table this item to the October 20 Policy Work Session.

RESULT: APPROVED [3:2]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Bare, Cheek, Hixson

NAYS: Gaynor, Myers

2. 2025-254: Condemnation for Temporary Easements and Right of Way at East Side of Mitchel Road (PIN: R6214-044) (Norcross Greenway 58).

A motion to approve the exercise of eminent domain as it pertains to Greenway Project Parcel 58 in the amount of \$140,000.00 and authorize the City Attorney to initiate condemnation proceedings.

RESULT: APPROVED [UNANIMOUS] MOVER:
Marshall Cheek, Mayor Pro Tem *SECONDER:*
Bruce Gaynor, Councilmember *AYES: Cheek,*
Hixson, Bare, Gaynor
NAY: Myers

3. 2025-255: Condemnation for Driveway and Temporary Easements and Right of Way at 2270 Mitchel Road (PIN: R6225-346) (Norcross Greenway 26)

A motion to approve the condemnation for driveway and temporary easements and right-of-way at 2270 Mitchell Road (PIN: R6225-346) (Norcross Greenway 26) and to authorize the Mayor to sign the eminent domain resolution, with a two-week delay to allow for possible discussions between the property owner and the City to resolve the matter outside of court, in the amount of \$6,700, and to authorize the City Attorney to initiate condemnation proceedings after the two-week period.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bruce Gaynor, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

4. 2025-256: Condemnation for Temporary Easement at 0000 Mitchel Road (PIN: R6242-114) (Norcross Greenway Parcel 3)

A motion to approve the exercise of eminent domain as it pertains to Greenway Project Parcel 3 in the amount of \$500.00 and authorize the City Attorney to initiate condemnation proceedings.

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

J. Reports of the Mayor and Councilmembers

a. General Announcements

OCTOBER CALENDAR OF EVENTS

Artober Lineup

Now - Friday, November 7 | Lineup At norcrossga.net/artober

Spirits Of The Season Lineup

Now - Saturday, November 1 | Lineup At norcrossga.net/spiritsoftheseason

Norcross Art Splash Festival

Saturday, October 11 | 10:00 a.m. - 6:00 p.m. | Thrasher Park

Movie Monday: Coco

Monday, October 13 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

Advance Voting

Tuesday, October 14 - Friday, October 31 | 9:00 a.m. - 5:00 p.m.; Saturdays, October 18 and 25

Coffee With Council

Saturday, October 18 | 8:00 a.m. | 45 South Cafè

Pedal Norcross

Saturday, October 18 | 3:00 - 6:00 p.m. | Downtown Norcross

Day Of Play

Friday, October 22 | 5:00 - 6:30 p.m. | Lillian Webb Park

Deutsche Klassic German Car Show

Saturday, October 25 | 10:00 a.m. - 3:00 p.m. | Downtown Norcross

Movie Monday: The Adams Family

Monday, October 27 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

Election Day

Tuesday, November 4 | 7:00 a.m. - 7:00 p.m.

K. Board Appointments

The Mayor and Council will consider appointments and reappointments to the following Boards, Commissions, or Authorities:

Norcross Housing Authority

A motion to Approve the appointment of Michelle Simpson to the Norcross Housing Authority with a term expiration date of 12/1/2026.

A motion to Approve the reappointment of resident commissioner Barbara Bevels, with a term expiration date of 12/1/2026.

RESULT: APPROVED BY MAYOR NEWTON

Norcross Public Arts Commission

A motion to Approve the appointment of Samantha Spitzner to the Norcross Public Arts Commission with a term expiration date of 12/1/2027.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

Zoning Board of Appeals

A motion to Approve the appointment of Eleanor Gilchrest to the Zoning Board of Appeals, with a term expiration date of 6/1/2026.

RESULT: APPROVED [UNANIMOUS]

MOVER: Andrew Hixson, Councilmember

SECONDER: Marshall Cheek, Mayor Pro Tem

AYES: Cheek, Hixson, Bare, Myers, Gaynor

L. Consent Agenda

A motion to approve the Consent Agenda.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

1. 25-7449: Safe Streets for All (SS4A) Safety Action Grant Execution

1. A motion to authorize the execution of a grant agreement with the United States Department of Transportation (US DOT) for the development of a Safe Street for All (SS4A) Planning and Demonstration project to create a Safety Action Plan for the City of Norcross, subject to final review by the City Attorney's office and authorize the Mayor to sign all related documents; and

2. A motion to authorize the City Manager's office to issue an RFP for services related to the creation of the Safety Action Plan at the appropriate time.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

2. 25-7450: Norcross Ready to Ride: Safe Cycling to School Initiative

A motion to approve the recommendations outlined in Item 25-7450 to advance the Norcross Ready to Ride: Safe Cycling to School Initiative.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

3. 25-7442: Request for City Sponsorship for Paint Love Mural at Norcross Elementary

A motion to approve a contribution of \$2,000 in sponsorship of the Paint Love mural at Norcross Elementary, supporting both the students' creativity and the City's legacy of community pride, funded by the Norcross Public Arts Commission.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

4. 25-7443: Restoration of "Greetings from Norcross" Mural with Historical Update

A motion to approve the removal and reinstallation of the "Greetings from Norcross" mural at 7 Jones Street (Savage Pizza wall), replacing the cotton gin image in the first "R" with Clara Nesbit, at a total project cost of \$2,000.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

6. 25-7445: Pay Range Shift FY2025-2026

A motion to approve a shift in current pay ranges (minimum and maximum) for the classification system of 2%, to facilitate pay ranges not falling significantly behind those of jurisdictions with which the city competes to attract and retain employees.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

7. 25-7446: City of Norcross City-Wide ACS Upgrade (Phase 1)

A motion to authorize the replacement of the City of Norcross's outdated and intermittently functional access control system with a modern, reliable, and comprehensive system.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

8. 25-7447: Norcross Power Feasibility Study

A motion authorizing Norcross Power to conduct a feasibility study with MEAG for a high-density load on Lively St, including preliminary engineering and project cost estimates, for a total of \$25,000.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Andrew Hixson, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

M. Items for Discussion**5. 25-7444: The Crossing Lease Renewal Agreement**

A motion to approve a lease renewal agreement for The Crossing between the City of Norcross and Luis Fernandez, 40 South Peachtree Street, Norcross, GA, 30071.

RESULT: APPROVED [4:1]

MOVER: Matt Myers, Councilmember

SECONDER: Bruce Gaynor, Councilmember

AYES: Cheek, Hixson, Myers, Gaynor

NAYS: Bare

9. 25-7448: Appointment of an Advisory Committee to Consider Accessory Dwelling Unit Text Amendments

A motion to direct staff to prepare a proposed ordinance change related to Accessory Dwelling Unit text amendments for consideration and advancement through the normal hearing processes.

RESULT: APPROVED [UNANIMOUS]

MOVER: Josh Bare, Councilmember

SECONDER: Matt Myers, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

10. 25-7453: Ability to Vote on Select Items at Policy Work Sessions

A motion to table this item to the October 20 PWS for further discussion.

RESULT: APPROVED [UNANIMOUS]

MOVER: Bruce Gaynor, Councilmember

SECONDER: Josh Bare, Councilmember

AYES: Cheek, Hixson, Bare, Myers, Gaynor

11. 25-7456: Contribution to Norcross High School Football

A motion to approve a contribution of up to \$5,000 in support of the Norcross High School Football team in the form of paying costs for team helmets.

RESULT: APPROVED [3:2]

MOVER: Josh Bare, Councilmember

SECONDED: Matt Myers, Councilmember

AYES: Cheek, Bare, Myers

NAYS: Gaynor, Hixson

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

The meeting adjourned at 8:26 PM with a motion to adjourn made by Councilmember Gaynor, seconded by Councilmember Bare.

P. Signed by _____ Mayor Craig Newton

Q. Attest _____ Monique Philip, City Clerk