

# City of Norcross

*65 Lawrenceville Street*

*Norcross, GA 30071*



## Meeting Minutes

Thursday, November 20, 2025

5:00 PM

2nd Floor Conference Room

## Parks Green Spaces & Trails Commission

Tixie Fowler, Chair

Joe Weber, Commission Member

Kassie Diehl, Commission Member

Scott Leslie, Commission Member

Jon Davis, Commission Member

## 1. Call to Order

The meeting was called to order at 5:07 pm by Tixie Fowler.

Attendee Name	Title	Status	Arrived
Tixie Fowler	Chair	Present	
Scott Leslie	Board Member	Absent	
Joe Weber	Board Member	Absent	
Kassie Diehl	Board Member	Present	
Jon Davis	Board Member	Present	

### Attending Public:

Terry Sutton – Tree Canopy Board liaison

Jiann Su - citizen

Lisa Carr - citizen

## 2. Action Item: Ratification of October 2025 meeting minutes.

Since Kassie didn't attend the October meeting, she was unable to vote on the minutes; the remaining board members present did not constitute a quorum. Ratification of the October minutes was therefore tabled until the December meeting.

## 3. Ongoing Business

### A. Council Update:

No council present and no report submitted.

### B. Tree Preservation Board update:

This agenda item was moved down to combine with "New Business" (see notes below).

### C. Piedmont Pathway Feasibility Study Update:

Michael Jones was not present but submitted a report to Kassie, which she read the update. Basically reported all work by the contractor is on schedule and confirming they will present a thorough update at the G&T's December meeting.

### D. Lilburn Norcross Trail – Stakeholders Meeting Update

Tixie reported that the Gwinnett County project stakeholders attending were surprised to learn about the City's Piedmont Pathway Feasibility Study. They also expressed a strong interest in PG&T's funding vision to increase connectivity throughout the Norcross community and to extend the completed segment of the Lilburn Norcross Trail through Norcross to connect with the City of Peachtree Corners and other segments of the Gwinnett Master Trails Plan.

## 4. New Business

Due to the lack of attendance by Council liaison and 2 PG&T members, New Business items A & B were tabled, with members agreeing more information from Council was needed. In addition, Terry was asked to report on the last Tree Preservation Board meeting, sharing any relevant interests and opportunities for collaboration. This report was consolidated into topics appropriate for Agenda item E (see below) and resulted in a general discussion that included input from citizens Jiann Su and Lisa Carr. In short:

Terry shared that recent review of proposed construction on Barton Street, Cochran Street, and around City Hall (the parking lot) raised concern that there may be significant gaps between current development ordinances and their ability to meet and/or enforce the standards set by conservation development guidelines defined in the 2045 Comp Plan and 2024 PGT & GI Master Plan.

Terry provided background context instigating the concern, noting that reviewing current ordinances and identifying opportunities to increase ordinance thresholds for effective stormwater management now would benefit future development, such as development along the Buford Highway corridor.

Discussion included reviewing the current sequence of the review of construction plans. There was confusion as to why ARB would review plans and assign a "Certificate of Appropriateness" to a design prior to a site plan being conducted. No one was aware of any review being done of a construction project's "appropriateness" in regards to conservation measures and local ecological interests relating to those outlined in the aforementioned planning guidelines for the city.

#### IDENTIFIED GOALS:

1. unify (and in some cases introduce locally) language and definitions of conservation-related terms as found in local and state ordinances relating to development.
2. Strengthen the city's cultural thinking towards conservation-based development in a manner that encourages and prioritizes high quality ecologically-sensitive development in the city
3. create a process that clearly communicates the city's interest in conservation-management of new development and infill to aid developers in initial design considerations
4. decreases approvals of stream buffer variances and increases opportunities to design sites in ways that preserve tree canopy, stream buffers and other ecological assets

#### IDEAS DISCUSSED:

1. create a new board qualified to review plans from an ecological perspective and assign a "Certificate of Appropriateness" indicating that a significant number of green infrastructure measures and considerations had been effectively addressed in the project concept.
2. Bring in a 3rd party to review developer's proposed stormwater mitigation and hydrology plans in order to assure objective and educated review
3. Create a checklist of conservation objectives that would be reviewed and signed off on by City Arborist, Community Development and developer to serve as a more clear and enforceable outline of city conservation development goals that align with the 2045 Comp Plan and 2024 PGT&GI Plan.

#### CONFIRMED "NEXT STEPS":

The Commission agreed that Tixie would request a meeting with Helen Balch and Tracy Rye (Community Development staff) to present the idea of a checklist, noting that not enough was known about current processes to offer educated recommendations regarding review protocols at this time. The Commission agreed that the Tree Preservation Board should be invited to collaborate and participate at that meeting with staff, and that clarification would be sought from staff regarding the current protocols for plan reviews, site hydrology, and stormwater mitigation concerns on a per-site and holistic perspective.

## **5. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA (see item #3 "New Business").**

## **6. Adjourn**

Motion to adjourn at 7:04pm made by Jon Davis; seconded by Kassie Diehl. Motion passed 3– 0.