

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, June 4, 2018

6:30 PM

Council Chambers

Mayor and Council

Mayor Craig Newton
Mayor Pro Tem Andrew Hixson
Councilman David McLeroy
Councilman Josh Bare
Councilman Chuck Paul
Councilman Dan Watch

- A. Call to Order by Mayor Craig Newton**
- B. Invocation**
- 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	
Andrew Hixson	Mayor Pro Tem	Present	
David McLeroy	Councilman	Absent	
Josh Bare	Councilman	Present	
Chuck Paul	Councilman	Present	
Dan Watch	Councilman	Present	

Regular Meeting was called to order at 6:30 PM by Mayor Craig Newton

- E. Presentation of previous meetings minutes for acceptance**

A motion to Approve the May 1st Regular Council Meeting, Executive Session, the May 21st Special Called Meeting, and Policy Work Session and Executive Sessions.

Mayor and Council - Regular Meeting - May 7, 2018 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dan Watch, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

Special Called Meeting - Special Meeting - May 21, 2018 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dan Watch, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

Policy Work Session - Regular Meeting - May 21, 2018 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dan Watch, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

- F. Set agenda as presented for scheduled meeting.**

18-4978 Acceptance of the Agenda

Motion

A motion to Accept the Agenda as Presented with the following items being moved to discussion:

18-4954 Veteran's Park Master Plan

18-4815 Norfolk Southern South Peachtree Railroad Lease Discussion

18-4973 Proposal to Fund a Student Intern

18-4975 DDA Financing Request to the City of Norcross for Potential Property Investment

18-4995 Plaza Latina Settlement

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Andrew Hixson, Mayor Pro Tem
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

G. Ceremonial Presentations, Recognitions, and Swearing in Ceremonies

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

a. Comments by Citizens

b. Comments by Council

PH. Public Hearings

18-4927 Zoning Ordinance Revision, Sec. 115-84-86. - C2, C3 & M1

Motion

A motion to Approve an amendment to the Code of Ordinances of Norcross by revising Chapter 115, Zoning, Sec. 115-84, 85 and 86, C2, C3 and M1 with the condition that no outdoor public address system be permitted and to include the following enacting clause:

The Mayor and City Council of the City of Norcross, Georgia hereby ordains that the adopted Code of Ordinance is hereby amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that all following provisions shall become and be made part of the Code of the City of Norcross.

RESULT:	APPROVED WITH CONDITIONS [3 TO 1]
MOVER:	Andrew Hixson, Mayor Pro Tem
SECONDER:	Dan Watch, Councilman
AYES:	Andrew Hixson, Chuck Paul, Dan Watch
NAYS:	Josh Bare
ABSENT:	David McLeroy

PH. 18-4925 MOD2018-0001 McDonald's, 5525 Buford Hwy

Motion

A motion to Approve MOD2018-0001 to allow for the modification of the existing site and building at 5525/5535 Buford Hwy subject to the following conditions:

- 1) Removal of conditions four and five from REZ1988-0091, which are supplemented with the conditional approval from the Architectural Review Board,
- 2) Removal the Section 115-93(c)(6)(b) fifteen percent re-investment cap,
- 3) Removal of the internal illumination prohibition,
- 4) Approval of two menu boards as an accessory to a drive thru window, whose cumulative advertising area conforms with Article VI, Section 115-187 and shall be monument in design,
- 5) Removal of Section 115-93(i)(1)(e) requirement for maximum amount of parking between the façade of the building and the street the building faces,
- 6) Reduction of Section 115-152(16) requirement for minimum parking from fifty-nine to forty-seven

- 7) Monument sign to be reviewed by ARB
- 8) The below Architectural Review Board conditions shall apply:

Architectural Review Board and Downtown Development Authority Conditions of Approval

- 1) Resubmit landscaping plan with outside seating included
- 2) ¼" corrugated metal around drive through
- 3) In lieu of staircase provide alternate pedestrian access subject to GDOT approval
- 4) Add metal parapet to metal screen
- 5) Add signage to left rear elevation
- 6) No graphics in windows

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Andrew Hixson, Mayor Pro Tem
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

PH. 18-REZ2018-0002 WestRock, 500 Thrasher Street

Motion

A motion to Approve Alternative Site shown as exhibit "C" and Approve REZ2018-0002 to rezone 500 Thrasher Street, Parcel # 6243 089, from the current M1, light industrial, classification to DCD, design concept design district, in order to support a multi-family and mixed use redevelopment with the following conditions:

- 1) Maximum number of residential units shall be 357 units, of which 65 shall be townhomes, and 292 multifamily units with the general layout/design, parking and use data as provided in the Development Standards for Thrasher Street Rezoning Application attached hereto as Exhibit B and the alternative site plan attached hereto as Exhibit C.
- 2) Building heights for new construction multifamily structures shall be a maximum of fifty feet; building height for townhomes shall be a maximum of forty-five feet. Height measurement are from the finished grade at the lowest level to the midpoint of the pitched roof.
- 3) An eight-foot wide sidewalk shall be installed along the Thrasher Street, and minimum five-foot sidewalks along Hunter Street and West Peachtree Street frontages.
- 4) Prior to the issuance of buildings permits for residential construction, the applicant shall prepare detailed architectural drawings for review and approval by the Architectural Review Board (ARB). Applications shall follow the established ARB procedures.
- 5) Modifications to the parking estimates with the staff report shall follow the Urban Land Institute's appropriate parking calculation method as determined by the Director of Community Development.
- 6) The allowable non-residential uses shall be: 1) Retail and service uses as allowed in the C-1 zoning district except gasoline stations are not allowed; 2) Fitness uses; 3) Package systems; 4) Restaurants without drive thru services; 5) Office uses and other like businesses or establishments as approved by the Community Development and Planning Director

- 7) The Developer shall provide funding in the aggregate amount of \$79,000 to aid in the cost of a Traffic Impact Analysis/Signal Warrant Analysis (TIA) for improvements at the intersection of West Peachtree Street and Jimmy Carter Boulevard and for implementation of improvements at the intersection. Intersection improvements may include, but are not limited to, the following: installation of a traffic signal; installation of or improvements to turn and/or deceleration lanes, and installation of or improvements to pedestrian improvements including sidewalks, crossings, and pedestrian signals; pedestrian improvements can extend down Thrasher Street. The \$79,000 is due and payable to the City of Norcross prior to the issuance of the first certificate of occupancy for the project. The \$79,000 will be held by the City of Norcross until such time as the TIA is commenced by the City of Norcross and intersection improvements are made in coordination with the Georgia Department of Transportation. The TIA will be commenced by the City of Norcross promptly following full site build out of the project. The \$79,000 will be used towards the TIA and intersection improvements based on the outcome of the TIA.
- 8) All gateway signage to the development shall be monument in design. All new monument signs shall follow the established ARB review procedures.
- 9) Monument signage for the commercial component within the development shall be a shared monument sign and shall follow the established ARB review procedures.
- 10) There shall be no perimeter fencing.

RESULT:	APPROVED WITH CONDITIONS [3 TO 1]
MOVER:	Andrew Hixson, Mayor Pro Tem
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Chuck Paul, Dan Watch
NAYS:	Josh Bare
ABSENT:	David McLeroy

J. Reports of the Mayor and Council Members

a. General Announcements

K. Board Appointments

18-4976 Board Appointment - Tree Board

Motion

A motion to Approve the appointment of the following board member and term as presented:

Tree Board

Charlotte Osborn 6/6/2021

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

18-4977 Board Appointment - Zoning Board of Appeals**Motion**

A motion to Approve the appointment of the following board member and term as presented:

Zoning Board of Appeals

Don Thompson 6/6/2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andrew Hixson, Mayor Pro Tem
SECONDER:	Josh Bare, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

L. Consent Agenda

RESULT:	ADOPTED ON CONSENT AGENDA [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

18-4954 Georgia Smart Communities Challenge**Motion**

A motion to Approve matching funds in the amount of \$50,000 or 50% of the projected costs for the Georgia Smart Communities Challenge, Kinetic Sidewalk project, to encourage connectivity and walking within the city, and to approve the attached budget amendment.

18-4912 Text Amendment to Chapter 101, Sec. 101-58-101-61 - Architectural Review Board**Motion**

A motion to Approve an amendment to the Code of Ordinances of Norcross by revising Chapter 101 General and Administrative Provisions, Section 101-58-101-59 and 101-61 with the following enacting clause:

The Mayor and City Council of the City of Norcross, Georgia hereby ordains that the adopted Code of Ordinance is hereby amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that all following provisions shall become and be made part of the Code of the City of Norcross.

18-4957 GDOT Safe Routes to School Pole Re-Location Contract**Motion**

A motion to Approve a contract with Over & Under Contractors, Inc. to re-locate utility poles along Beaver Ruin Rd for \$92,400, funded by the Electric Fund and to approve the attached budget amendment.

18-4958 Electric Utility Re-Location for Library**Motion**

A motion to Approve/Deny a Contractor Agreement with Over & Under Contractors, Inc., to move aerial facilities underground along Holcomb Bridge and Buford Hwy, for \$342,102.75 funded by

the Electric Fund and to approve the attached budget amendment.

18-4959 Comcast & AT&T Aerial Facilities Re-Location for Library

Motion

A motion to Approve/Deny funds to move Comcast (\$27,725.00) and AT&T (\$84,327.00) aerial facilities underground in the total amount \$123,257.20 including 10% Contingency and to approve the attached budget amendment.

18-4960 Fourth Addendum to Solid Waste Contract

Motion

A motion to Approve the Fourth Addendum to the Exclusive Contract for Solid Waste to enhance the City's residential recycling program to once per week instead of once every other week starting June 1, 2018.

18-4961 345 Lively Retaining Wall Repair Contractor Agreement

Motion

A motion to Approve an agreement with Global Stability, LLC, to stabilize the retaining wall at the Public Works facility in the amount of \$124,485.00 + 10% contingency, funded by Budgeted Fund Balance.

18-4962 Kennemore Bridge Contractor Agreement

Motion

A motion to Approve a Contractor Agreement with Structural Resources, Inc., for the installation of a pre-fab bridge at the Kennemore Manor development in the amount of \$54,700.00 + 10% contingency, funded by 2017 SPLOST Roads and Streets fund, and to approve the attached budget amendment.

18-4963 North Peachtree Sidewalk Construction Documents

Motion

A motion Approve the Foresite Group to prepare construction documents and administration to relocate the sidewalk at 409-561 N. Peachtree Street, in the amount of \$16,500 (design) + 10% contingency, \$215.091 + 10% contingency for Construction, to move forward with an Request for Proposal (RFP) for the construction phase of this project, funded by 2017 SPLOST Roads and Streets, and to approve the attached budget amendment.

18-4964 IGA with Gwinnett County Board of Voter Registration and Elections for Use of Election Equipment

Motion

A motion to Approve the attached Intergovernmental Agreement (IGA) with Gwinnett County Board of Voter Registration and Elections to outline the duties and obligations of each party and for the use of election equipment.

18-4965 IGA to Renew Cemetery Fields Athletic Complex Between the City of Norcross and Gwinnett County

Motion

A motion to Approve the attached Intergovernmental Agreement (IGA) to lease Cemetery Fields Athletic Complex for an additional ten-year period as presented.

18-4968 Resolution to Name Voting Delegate for MEAG Power Elections**Motion**

A motion to Approve the appointment of Mayor Craig Newton to serve as this City's voting delegate on the Municipal Electric Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled.

M. Items for Discussion**18-4954 Veteran's Park Master Plan****Motion**

A motion to Approve the attached Master Plan as presented and to proceed with the Request for Proposal (RFP) with the record to show that the concrete circle moves to the outer ring as discussed in our Policy Work Session and agreed upon.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Andrew Hixson, Mayor Pro Tem
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

18-4815 Norfolk Southern South Peachtree Railroad Lease Discussion**Motion**

A motion to table this item to the June 18, 2018, policy work session.

RESULT:	TABLED SENT TO [UNANIMOUS]
	Next: 6/18/2018 6:30 PM
TO:	Special Called Meeting
MOVER:	Josh Bare, Councilman
SECONDER:	Dan Watch, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

18-4973 Proposal to Fund a Student Intern**Motion**

A motion to employ an intern for 15 weeks at 40 hours per week at a cost of \$10,000 to perform the scope of work as presented, funded by the Contingency fund and to approve the attached budget amendment.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

18-4975 DDA Financing Request to the City of Norcross for Potential Property Investment**Motion**

A motion to provide 75% financial support for the purchase of the Wesleyan Hispanic Church, located at the corner of Jones Street and College Street and to provide 100% financial support for the renovation of the church.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Watch, Councilman
SECONDER:	Chuck Paul, Councilman
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

18-4995 Plaza Latina Settlement

Motion

A motion to Approve the settlement and authorize the City Attorney to conclude the litigation and have executed all settlement documents and dismissals.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Josh Bare, Councilman
SECONDER:	Andrew Hixson, Mayor Pro Tem
AYES:	Andrew Hixson, Josh Bare, Chuck Paul, Dan Watch
ABSENT:	David McLeroy

N. Adjourn in memory of

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

The meeting was closed at 8:51 PM

Signed by _____ Mayor, Craig Newton

Attest _____ Monique Lang, City Clerk