

Gwinnett County Development Advisory Committee**Wednesday, May 17, 2023, at 12:00pm**Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville GA 30046 Auditorium

Present: Corbitt Woods, Jeffery Cleveland, Michael Johnson, Allen Mendenhall, Alyssa Davis, Amy Bray, Mike Lant, Marvin Aikerson, Nicola McIntyre, Joseph Santoro, Derrick "DA" Williams (virtual) Stephanie Brady (virtual), John McHenry (virtual)

Absent: Louis Tseng, Matt Peevy, William Edwards, John McHenry, Imran Niazi, Carol Hassell, Denise Rumbaugh

Staff Members: Mary Darby, Jocelyn Leitch, Daniel Robinson, Sushmita Arjyal, Nina Shabazz, Dineta O'Hara

1. Call to Order

Meeting called to order by Corbitt Woods at 12:10 p.m.

2. Determination of a Quorum

Quorum was present (10 in person members and 3 virtual members)

3. Announcements

- Corbitt Woods, Chairman, welcomed everyone

4. Adoption of the Agenda

{Action: Approved Motion: Woods Second: Mendenhall Vote: 10-0}

Members present: Approved (10-0).

5. Approval of the Minutes (February 2023)

Motion made to approve the minutes. Motion was seconded.

Members present: Approved (10-0).

6. New Business**2045 Unified Plan Briefing by TSW**

Mr. Nick Johnson introduced the 2045 Unified Plan consultant. He introduced himself as being from TSW and introduced Anna Johnson as one of the project consultants from Blue Cypress. Mr. Johnson made a brief presentation to the DAC attendees on the status of the 2045 Unified Plan (Plan) planning process. (Refer to Attachment 1). In his presentation, he highlighted the upcoming community engagement activities to support the Plan. Mr. Woods asked about the Plan Speaker Series dates and locations. Nick shared that experts in the field will speak on certain land use topics and the below series have been scheduled.

- 1) June 1st Speaker Series will be held at Central Gwinnett High School in Lawrenceville and the discussion will be on "Shaping Communities Through Housing and Investment;"
- 2) June 28th Speaker Series will be held at the Aurora Theatre in Lawrenceville and the discussion will be on "Connecting Communities Through Redevelopment;" and

- 3) July 12th Speaker Series will be held at the Red Clay Theatre in Duluth and the discussion will be on “How Infrastructure Can Keep Gwinnett Green & Healthy.”

2045 Unified Plan Stakeholder Interviews with DAC members

Mr. Nick Johnson shared a presentation with the members. TSW wanted to engage more stakeholders and asked for feedback from the DAC committee regarding stakeholder questions. The following questions were asked of Board Members:

1. What general trends are you seeing in the type of development proposals coming before the committee? What are the points of contention/discussion around these?
2. How have infrastructural challenges affected types/frequency of development proposals?
3. In your view, are there areas of Gwinnett that have potential for redevelopment? Has there been any momentum behind reusing underutilized space for housing or redevelopment?
4. Are there things we can improve in the Unified Plan to help you make decisions as part of this committee? Areas where you'd like more guidance? Or where do you think the current guidance is off-base?
5. Are there examples of development that you like, whether they're in Gwinnett or not?

Mr. Johnson stated that he believed one-on-one stakeholder interviews would board member would work best, and asked Ms. Darby if that would be acceptable. She agreed to the recommendation. The interviewing consultant team will follow up with board members at a later date.

Unified Development Ordinance (UDO) Draft Amendments Update

Ms. Jocelyn Leitch spoke of Matt Dickison behalf and shared that the UDO Amendments are scheduled to be presented at the June Planning Commission and Board of Commissioners public hearings. She mentioned that Mr. Dickison will send the draft amendments to the entire Development Advisory Commission by next Friday, May 26, 2023. In the draft amendments, a memo will be included of major changes. Also, Mr. Dickison will offer opportunities to discuss the draft amendments with members one-on-one, or in small groups if desired.

Committee Reports

- Ms. Davis subcommittee presented the redevelopment ordinance ideas to the committee. Mr. Lant presented the ordinance ideas to the committee. Mr. Woods agreed that there should be a motion to review the redevelopment ordinance. Mr. Woods motion for the DAC committee to review the entire redevelopment ordinance at the next scheduled meeting.
- Mr. Woods made a motion for Mr. Mendenhall to be added to the community advisory committee. Mr. Lant seconded the motion. The committee motioned unanimously.

7. Other Business

- Following the 2045 Unified Plan Update discussion, Ms. Leitch introduced staff in attendance at the DAC meeting
- Mr. Mendenhall asked the committee if the location of the DAC meetings could be changed so that members could sit in a roundtable format

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- Ms. Davis stated that she will send the redevelopment ordinance ideas handout to Ms. Darby for distribution to the board members

8. Adjournment (1:09pm)