

Gwinnett County Development Advisory Committee**Wednesday, August 16, 2023 at 12:00 pm**

Gwinnett Historic Courthouse

185 W. Crogan Street, Lawrenceville GA 30046 2nd Floor Ballroom

Present: Corbitt Woods, Jeffery Cleveland, Alyssa Davis, Michael Johnson, Mike Lant, John McHenry (arrived at 12:30), Nicola McIntyre, Allen Mendenhall, Louis Tseng (arrived at 12:40), Stephanie Brady (virtual), Amy Bray (virtual), Derrick "D.A." Williams (virtual)

Absent: Marvin Aikerson, Joseph Santoro, Denise Rumbaugh, Imran Niazi, William Edwards

Staff Members: Matt Dickison, Cyndi Sloan, Jocelyn Leitch, Daniel Robinson, Stephen Gardner, Marlo Dial, Dineta O'Hara

I. Call to Order

The meeting was called to order by Corbitt Woods at 12:10 p.m.

II. Determination of a Quorum

A quorum was present

III. Announcements

Corbitt Woods, Chairman, welcomed everyone.

IV. Adoption of the Agenda

Redevelopment Ordinance Ideas will be incorporated with UDO Amendments and moved from Old Business to New Business and Tree Advisory Committee Updates was moved to first item of New Business

{Action: Approved Motion: Woods; Second: Mendenhall Vote: 12-0}

V. Approval of the Minutes

May 17, 2023

{Action: Approved Motion: Woods; Second: Mendenhall Vote: 12-0}

VI. Old Business**VII. New Business****a. Tree Advisory Committee Updates**

Mr. D.A. Williams presented the Tree Advisory Committee (TAC) report to the DAC. He stated that there are 1000 Chapters in our Gwinnett County Unified Development Ordinance (UDO) and Chapter 600 deals with our Tree Ordinances*:

- Chapter 610: Buffers
- Chapter 620: Landscape Regulations
- Chapter 630: Tree Preservation and Replacement Regulations
- Chapter 640: Buffer, Landscaping, and Tree Protection Compliance

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* Staff notes the UDO includes 28 chapters. Numbering begins with Chapter 100 and ends in Chapter 1000.

To accommodate an anticipated 60% increase in the County's population over the next 25 years, the protection of valuable resources is paramount for future developing sites.

Gwinnett County will be soliciting competitive sealed proposals for an individual, firm, or team of firms to assist in the development of an update to our tree ordinance focusing on progressive and sustainable approaches and taking into consideration the County's future projection of population growth and land use diversity.

In addition, our Gwinnett County Tree Advisory Committee understands that new and current residents are attracted to Gwinnett because of our tree infrastructure. Therefore, protecting our trees is always a consideration when discussing future tree ordinance decisions.

b. UDO Update

Mr. Dickison provided an update and the following highlights on the 2023 UDO Title 2 amendments.

Base Residential Districts

- Created the R-IF, Residential In-Fill District
- LRR, MRR, HRR
- Maximum Floor Area Ratio (FAR) to replace Density
- Minimum Unit Sizes
- Supplemental Uses: Accessory Dwelling Units, Cottage Courts, Duplex, Triplex, Multiplex, etc.

Base Non- Residential Districts/Special Residential Districts

- Eliminated Commercial Front Yard Setbacks
- Streamlined and Simplified the Permitted Use Table
- Automobile Uses in Commercial Districts
- Open Space Conservation (OSC) District Minimum Open Space/Minimum Lot Size & Width
- Traditional Neighborhood Development (TND) Mixture of Housing Types (3 Types Required)

Mixed-Use and Overlay Districts

- Reduced Mixed-use Percentage Requirement for commercial element (5% or 10%)
- Updated Density Bonus Options
- Additional Design Standards:
 - Streetscape
 - Parking Lot Landscaping
 - Eliminated Minimum Parking

Other Standards

- Zoning Buffers moved to Title 2 with some Reduced Widths
- Updated Parking Space Requirements
- Added Requirement for Community Meeting as part of the zoning process

The following is Stakeholder Input and Feedback

Title I:

100-50.5: Application of Ordinance: How do transitional provisions apply to zoning and variance applications? **Delayed Effective Date**

100-50.4.A.4: 90-day limitation on renewals and extensions related to pending permits. **Proposed 180-days and subject to review and approval of Director**

Title II:

Inactive Districts: Add reference table. **Added**

Prefer maximum density be maintained in residential zoning districts: **Added both maximum density and FAR**

TND: removed commercial component: **Added back as option for mixture of uses**

Underground detention in the R-IF District: **Allow for administrative approval of underground detention in infill/mixed-use development**

Townhouse Requirements: Alleys and porch requirements: **Removed**

Inactive Districts: Add reference table. **Added**

Prefer maximum density be maintained in residential zoning districts: **Added both maximum density and FAR**

TND: removed commercial component: **Added back as option for mixture of uses.**

Underground detention in the R-IF District: **Allow for administrative approval of underground detention in infill/mixed-use development**

Townhouse Requirements: **Alleys and porch requirements: Removed**

OSC Conservation Area Requirements: **50% with reduced lot requirements. 40% with reduced lot requirements and variance option**

TND Design Requirements: front porches, rear of units facing ROW, streetscape standards. **Removed porch requirement/added screening option for rear of units facing ROW/Removed streetscape standards**

Parking: 45% front yard coverage in RTH. **Revised to 75%**

Parking Lot Circulation: Proposed 200 to 50 spaces. **Revised to 100 spaces**

Parking Deck Requirement: 1,500 to 750 for 50% in structure. **Removed**

Hwy 78 Overlay: **Automotive Uses and Minimum Acreage. SUP in C-2 and C-3. Minimum lot size of 2 acres.**

Buffers Reduced for most Districts. **Restored for single-family detached neighborhoods**

Title III:

Exemption Plan Restrictions: **Proposed Reduction from 5/7 to 3. Revised to 5 with up to 7 for developments with lot sizes exceeding 1/2 acre with option to receive Waiver from BOC.**

Timeline for Adoption

8/21: Final Draft UDO Amendments Distributed to DAC and Individual Stakeholders (with Responses)

8/25: Planning Commission Packet Distributed

9/5: Planning Commission Recommendation (public hearing previously held)

9/26: BOC Public Hearing

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c. Department Restructuring:

- 183 Positions Across Seven Divisions
- Added Economic Development to the Department
- New Planning and Economic Development Division
- New Customer Service Division
- Expanded GIS and Data Services Section

d. 2045 Update

Mr. Dickison gave a brief update on the progress of the 2045 Unified Plan.

e. Committee Updates

None

VIII. Adjournment (1:27 pm)

{Action: Approved Motion: Corbitt Woods Second: Mike Lant}

The next DAC meeting is scheduled at the Entrepreneur Center on November 15, 2023, at 12 noon.