

Gwinnett County Development Advisory Committee**Wednesday, November 15, 2023 at 12:00 pm**Gwinnett Justice & Administration Center
75 Langley Drive, Lawrenceville GA 30046 Conference C

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

Absent: Denise Rumbaugh, Imran Niazi, Louis Tseng, Stephanie Brady, Williams Edwards

Staff Members: Matt Dickison, Cyndi Sloan, Marcus Canada, Rinda Grooms, Sharon Cook, Patricia Huguenard, Sandra Hawkins, Jocelyn Leitch, Daniel Robinson, Marlo Dial, Madeline McGee

I. Call to Order

The meeting was called to order by Corbitt Woods at 12:09 p.m.

II. Determination of a Quorum

A quorum was present

III. Announcements

Corbitt Woods, Chairman, welcomed everyone.

Matt Dickison, Division Director, provided a staff update indicating several staff and functions have been added to the division with more responsibility to housing. Last year the Community Development division was created, and this year Economic Development has become part of Planning and Development.

IV. Adoption of the Agenda

{Action: Approved Motion: John McHenry; Second: Marvin Aikerson Vote: 10-0}

Members present: Approved (10-0).

V. Approval of the Minutes

August 16, 2023

{Action: Approved Motion: Jeffery Cleveland; Second: Marvin Aikerson Vote: 10-0}

Members present: Approved (10-0).

VI. Old Business**VII. New Business****a) UDO Amendments**

Matt Dickison stated that the Board of Commissioners adopted the UDO amendment in September, it will go into full effect on January 1, 2024. An internal working group has been established which you'll hear from on a quarterly basis. Currently the group is working on ways to educate the community on the changes. The changes are annotated in PDF

documents on the Gwinnett County website, and staff is also participating in audio training recordings. The DAC Committee is to provide feedback and resources as changes are continuously monitored.

b) Plumbing Code

Marcus Canada, Building Division Director, shared a presentation on the requirements that Gwinnett County had to adopt a local amendment to the State minimum standard plumbing code based on the Metropolitan North Georgia Water Planning District (MNGWPD). There will be a final vote in December on the terminology and language changes for improving efficiency and conservation that go into effect January 1, 2024.

Allen Mendenhall – The MNGWPD is an organization that Gwinnett County volunteers to participate with. Before we adopt these issues, I am curious, what filter does it go through from a policy perspective. We don't have to adopt these changes from a volunteer organization.

Allen Mendenhall - What I keep hearing from the elected officials is affordable housing.

Matt Dickison – The UDO took into consideration the additional design standards and cost, we scaled back with that understanding. We are at a point where affordable housing will take massive levels of Federal, State, and local government funding.

c) International Property Maintenance Code (IPMC) – Interior inspections

Marcus Canada stated that Gwinnett County has adopted the International Property Maintenance Code. The Code Enforcement Unit now have the ability and authority to respond and investigate internal issues and look at living conditions that are inside the building.

d) 2045 Unified Plan Update

Matt Dickison stated that there will be a presentation showing a draft on the land use recommendations, there is a substantial shift from the current UDO, there are no character areas based on the land use map. It's now a parcel base future land use recommendations based on specific nodes in the areas of the County. A briefing before the Board of Commissioners will be held on December 12, 2023. There will be interactive online options for the DAC Committee to provide their feedback. The goal is to have this adopted by February 2024.

e) Tree Ordinance

Matt Dickison introduced Cyndi Sloan, Deputy Director of the Department to provide an overview on the tree ordinance chapters of the UDO. Cyndi stated that the UDO amendments that were adopted in September 2023 touched on chapter 600 buffer,

landscape, tree requirements as much as codifying the procedures we use and addressing recurring issues. We would like to have a consultant start looking at the tree canopy and take a survey of what we have now and take a deeper look at what we're doing. A few updates to the Buffer, Landscape and Tree Ordinance have been made since the 1987 adoption with an amendment in 2007 that required the percentage of tree canopy of the developed site post construction. The adopted amendment to the UDO in September of 2023, effective January 1, 2024, requires tree canopy percentages pre and post construction.

Matt Dickison asked if there were any high-level thoughts from the Committee.

Allen Mendenhall – who is initiating the changes?

Matt – It was initiated by the Board of Commissioners; the DAC is a stakeholder in that process and will be able to provide input.

Corbitt Woods stated there were many farming communities in the early 1990's that are now covered by trees and for that reason we should go back several years to explore the tree canopy then and now.

Allen Mendenhall – stated, nobody minds putting trees up, but the trend now is there are many people that don't want trees and that we should build in flexibility to the Ordinance.

VIII. Other Business

Affordable housing was further discussed and it was requested Matt Elder be present at the next DAC meeting for statistics and questions.

IX. Adjournment (1:09 pm)

{Action: Approved Motion: Jeffery Cleveland Second: John McHenry Vote: 10-0}

Members present: Approved (10-0).