

**Gwinnett County Development Advisory Committee****Wednesday, November 19, 2025, at 12:00 pm**

Innovation Square

446 West Crogan Street, 1<sup>st</sup> floor, Conference Room 106

Lawrenceville, GA 30046

**Present:** Alyssa Davis, Allen Mendenhall, Amy Bray Aysha Treadwell, Bess Walthour, Carson Brown, Corbitt Woods, Derrick “DA” Williams, Jeffrey Cleveland, John McHenry, Marvin Aikerson, Michael Johnson, Nicola McIntyre,

**Absent:** Colleen Frangos, Mike Lant, Louis Tseng, William Edwards

**Guests:** Chairwoman Nicole L. Hendrickson, Commissioner Ben Ku, Hunter Coleman

**Staff Members:** Chris Hayward, Cyndi Sloan, Marcus Canada, Matt Elder, Patricia Huguenard, Rinda Grooms, Sandra Hawkins, Sharon Cook, Tai Yi Su, Yang Chen

**I. Call to Order**

The meeting was called to order by Corbitt Woods at 12:04 pm.

**II. Determination of a Quorum (7+ Members)**

A quorum was present

**III. Announcements**

Corbitt Woods, Chairman, welcomed everyone and introduced Chairwoman Nicole L. Hendrickson and Commissioner Ben Ku.

Chairwoman Hendrickson expressed her priorities since being elected. Affordable housing is a key priority. The adoption of the housing plan, Unified Development (UDO) updates, the 2045 Unified Plan and the small area plans allow for varied home types, however we are not seeing these or missing middle housing projects submitted to the Planning Commission and Board of Commissioners. We must rely on the development community to tell us what the challenges are to achieving our goal and bring these types of developments to the Board for consideration.

Gwinnett had a population increase, 15,000 residents added over the last year. This is the largest in the county’s history. Where will all these people live?

Commissioner Ku expressed his desire to have the development community shift their focus by designing multi-entry and interconnected subdivisions thus reducing traffic congestion by making sure there are multiple pathway options. He would like to see more transit-oriented developments and condominium style housing choices over apartments. Utilize existing building footprints within redevelopment sites and increase housing product by going vertically by 15 stories instead of five to hyper-densify in appropriate places. This type of development

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should be allowed in our UDO. It doesn't make sense to add affordable housing in areas where school scores are already suffering. Reconnect neighborhoods to have mixed commercial, office, residential, mixed live-work-play development to provide a sense of place. Give people a choice where they don't have to travel if they don't want to. Diversification is key. We have the solution and need to find ways of funding it.

**IV. Adoption of Agenda**

{Action: Approved Motion: Michael Johnson; Second: Amy Bray; Vote: 12-0}  
Approved (12-0).

**V. Approval of Minutes (August 20, 2025)**

Amy Bray requested to revise August 20, 2025 minutes to correct her attendance to present.  
{Action: Approved Motion to revise the minutes: Michael Johnson; Second: Marvin Aikerson; Vote: 12-0}  
Approved (12-0).

**VI. Old Business**

**Gwinnett Place Mall Update – Matt Elder, Deputy Department Director**

Tai Yi Su, Deputy Department Director, provided an update on Gwinnett Place Mall on behalf of Matt Elder. She noted that the proposal was issued on September 17th, and the pre-proposal meeting took place on October 7th. A total of 74 individuals attended the meeting, both in person and online. Questions regarding the proposal were due by November 14, 2025, and the proposal itself is due on December 16, 2025, at 3:00 p.m. A total of 115 firms downloaded the RFP. Responses to the questions received so far are currently being prepared.

**Tree Ordinance Rewrite Update – Patricia Huguenard, Development Project Manager**

Draft versions of the Amendment, Executive Summary, Tree Canopy Assessment, and Sections 110-40, 310-10, and Chapter 330 of the Unified Development Ordinance were reviewed by staff with comments sent to the consultant on November 19, 2025. The final Community meeting is set for January 12<sup>th</sup> or 13<sup>th</sup> at Pinckneyville Park Community Recreation Center from 6:00 to 7:30pm. A final draft is expected in January 2026 with final document presented to the Board of Commissioners in March.

**VII. New Business**

Nicola McIntyre stated due to the time remaining in the meeting, does the Chairman want to consider tabling any of the new business? Corbitt Woods discussed tabling UDO Amendment Update and the Department Organizational Chart but also stated the Committee could attempt to discuss all new business quickly.

**Homeowner's Association Representative to the DAC**

Corbitt Woods stated there is a vacancy on our committee for the homeowner's association representative and asked the members if they had any recommendations. Amy Bray volunteered to commit time into that item of business.

**Department Organizational Chart – Rinda Grooms, Development Division Director**

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Rinda Grooms, Development Division Director, mentioned that there have been changes in the department's organization and thought it would be helpful to provide a copy of the current organizational chart.

Cyndi Sloan, Deputy Department Director, noted that a significant recent change in the organization chart is the departure of Roman Dakare, who previously oversaw Economic Development has left the County. Matt Elder has assumed Roman's position, and the divisions have been restructured from Economic Development and Housing and Community Development to Housing and Economic Development and Business Services.

**Stormwater code review – Rinda Grooms, Development Division Director** stated we have been reviewing the stormwater sections of the ordinance. We are currently in the initial phase, where we are gathering engineers and developers to discuss our current situation, identify any challenges, and explore improvements observed in other jurisdictions. This conversation is just beginning. After we collect feedback and generate ideas, we will evaluate various opportunities for enhancements.

**UDO Amendment Update – Yang Chen, Planning Division Director**

The Board of Commissioner's approved the amendment on October 28, 2025.

**Third quarter building permits and plat approvals – Sharon Cook, Development Deputy Division Director.** The following figures were provided: 34 final plats, 62 exemption plats, 1074 single family homes, and 708 townhomes.

**VIII. Other Business**

Corbitt sought members input for their 2026 goals.

Corbitt, mentioned considering the possibility of holding a meeting next year at the library in Lawrenceville.

**IX. Adjournment**

{Action: Approved Motion: Amy Bray; Second: Nicola McIntyre: 12-0}

Approved (12-0).