

**Gwinnett County Development Advisory Committee****Wednesday, February 18, 2026, at 12:00 pm**

Innovation Square

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

Lawrenceville, GA 30046

**Present:** Allen Mendenhall, Amy Bray, Bess Walthour (Virtual), Carson Brown, Corbitt Woods, Derrick “DA” Williams, Jeffrey Cleveland, Marvin Aikerson, Nicola McIntyre, Patrick Carey, Louis Tseng, Mike Lant

**Absent:** Aysha Treadwell, Colleen Frangos, John McHenry, Michael Johnson, Alyssa Davis, William Edwards

**Guests:** Kent Grothe

**Staff Members:** Chris Hayward, Cyndi Sloan, Marcus Canada, Matt Elder, Rinda Grooms, Sharon Cook, Tai Yi Su, Shawna Dobson, Roxanne Raven

**I. Call to Order**

The meeting was called to order by Corbitt Woods at 12:02 pm.

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

A quorum was present

**III. Announcements**

Corbitt Woods, Chairman, introduced Patrick Carey as the new Tree Advisory Committee representative on the DAC and welcomed Kent Grothe as a guest and a potential new member of the DAC.

Rinda Grooms, Development Division Director for Planning and Development, introduced Roxanne Raven as the new Development Project Coordinator.

**IV. Adoption of Agenda**

{Action: Approved Motion: Amy Bray; Second: Louis Tseng; Vote: 11-0}

Approved (11-0).

**V. Approval of Minutes (November 19, 2025)**

{Action: Approved Motion: Marvin Aikerson; Second: Nicola McIntyre; Vote: 11-0}

Approved (11-0).

**VI. Old Business****Tree Ordinance Rewrite Update – Rinda Grooms, Development Division Director**

The tree ordinance rewrite is still in progress, and the DAC will receive the ordinance after the staff review/approval is completed.

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**UDO Future Amendment Update – Rinda Grooms, Development Division Director**

The UDO will be updated and treated as a living document. As members of the DAC review the ordinance, they are welcome to send recommendations via email to the staff. The updates will occur annually unless major changes are needed and minor changes can be made regularly.

**VII. New Business**

**Actions Taken to Address Housing Affordability and Facilitate Redevelopment – Cyndi Sloan, Deputy Director**

Cyndi Sloan presented the Affordable Housing Memo by Matt Dickison, which provided a recap of projects and programs Planning and Development completed to support affordable housing and promote redevelopment within the county.

Matt Elder provided additional information related to affordable housing and a GIS Map is available that residents can use to find locations of affordable housing areas. Chris Hayward shared that the county has limited undeveloped land, and what's left is very constrained. Therefore, it is focusing on redevelopment specifically where there is already infrastructure capacity. Tai Yi Su discussed the small area plans and the public engagement process.

**Multiplex Residential – Marcus Canada, Building Division Director**

Marcus shared that the county is beginning to see and approve stacked duplexes which is a new housing product type and previous issues with sprinklers have been resolved. They are popular because they look like townhomes, but with two units and are currently mostly rental products.

**Blasting Permits – Marcus Canada, Building Division Director**

Marcus shared that the department has been receiving an uptake in calls related to blasts and asked the DAC for their insights on requiring developers to notify nearby people if blasting was happening. Marcus also clarified that the county does not want to overstep state permitting requirements.

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

The county received proposals from five teams on December 16, 2025. They are in the active review process, so not much can be disclosed at this time. The county has sent questions to the teams and expects to get responses in approximately two weeks. The review shall be completed by Q2, and the BOC will be notified.

**CRS Audit – Rinda Grooms, Development Division Director**

The county participates in FEMA's Flood Insurance Program and is required to perform an audit every five years for renewal. The result of the 2024 audit was an improvement from Level 7 to Level 6, resulting in a 20% discount on flood insurance instead of the 15% discount the residents had previously received. This discount went into effect in October 2025.

**Front Yard Tree Program – Rinda Grooms, Development Division Director**

The application process just kicked off, and over 560 applications were received, with over half of those requesting two trees. Applications for vendors are currently being reviewed. The budget is \$100,000 so not all applicants will receive the trees requested and it will be on a first come first serve basis. Applications will continue to be accepted until vendors are chosen to understand the depth of the demand for the program for future iterations.

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**2026 Permit Measures – Sharon Cook, Development Deputy Division Director**

The following figures were provided: 39 final plats, 78 exemption plats, 16 commercial platting only, 2,936 single family home lots created, 32 commercial lots created, 2,227 residential building permits issued, and 88 commercial building permits issued.

**2025 Certificates of Occupancy per Commission District – Rinda Grooms, Development Division Director**

The following figures were provided:

- Total of 4,239 residential permits were issued which includes new construction, building additions, accessory structures, etc.
- District 3 had the largest number of permits issued with over 1,000 permits, District 2 was second with over 900 permits, followed by District 4 with over 800, and finally District 1 with over 500.

**VIII. Other Business**

Corbitt Woods, Chairman, encouraged DAC members to email him and staff prior to the next meeting provide ideas for future agendas.

Allen Mendenhall mentioned that the HBA raised concerns about builders confusion about permit requirements for multiple lots, and the issues with mass grading.

Amy Bray raised concerns regarding HOA laws being proposed at the state level that may impact the UDO and recommended using the opportunity to upgrade POA Association Certifications.

The next meeting is May 20, 2026, and will include a presentation from Alyssa Davis to review CIDs and how they work. Marvin Aikerson suggested meeting at the new Hooper-Renwick Library.

**IX. Adjournment**

{Action: Approved Motion: Nicola McIntyre; Second: Amy Bray: 11-0}  
Approved (11-0).