

Gwinnett County Development Advisory Committee**Wednesday, May 20, 2026, at 12:00 pm**

Innovation Square

446 West Crogan Street, 1st floor, Conference Room 106

Lawrenceville, GA 30046

Present: Alyssa Davis, Bess Walthour, Carson Brown, Corbitt Woods, Jeffrey Cleveland, Kevin Dodson, Mike Lant, Nicola McIntyre, Patrick Carey

Absent: Allen Mendenhall, Amy Bray, Colleen Frangos, Derrick "DA" Williams, John McHenry, Louis Tseng, Marvin Aikerson, Michael Johnson

Staff Members: Cyndi Sloan, Marcus Canada, Matt Elder, Rinda Grooms, Sharon Cook, Tai Yi Su, Allison Stewart-Harris, Yang Chen, James Hornbeck, Sandra Hawkins

I. Call to Order

The meeting was called to order by Corbitt Woods at 12:05 pm.

II. Determination of a Quorum (7+ Members)

A quorum was present

III. Announcements

Corbitt Woods, Chairman, introduced Kevin Dodson as the new Utility Company Representative

IV. Adoption of Agenda

{Action: Approved Motion: Alyssa Davis; Second: Carson Brown; Vote: 9-0}
Approved (9-0).

V. Approval of Minutes (February 18, 2026)

{Action: Approved Motion: Mike Lant; Second: Jeffrey Cleveland; Vote: 9-0}
Approved (9-0).

VI. Old Business

Corbitt asked Matt Elder, Planning & Development Deputy Director, about Gwinnett Place and OFS

Update on Gwinnett Place Mall Redevelopment

The review of qualified proposals to the Gwinnett Place Mall redevelopment RFP is reaching its final stages. The RFP called for respondents to reimagine the approximately 90 acres of underdeveloped former mall space into a mixed-use, global village concept in keeping with previous planning efforts. A recommendation for a finalist responder is expected to go before County Leadership this summer.

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Update on “Gateway Gwinnett” site (former OFS site)

Gwinnett County has extended the deadline for the “Gateway Gwinnett” proposals to June 12th at 2:00 PM. There is significant interest in this location across the country. The site spans 106 acres, making it a substantial area to develop. It is adjacent to Lightera, previously known as OFS, which will continue to operate. The RFP calls for a variety of development concepts, including mixed-use, industrial, commercial, and/or residential projects. The County’s aim is to challenge developers while ensuring the development is safe, as this site is a key entry point into the county from Interstate 85. Gwinnett County hopes to create a distinctive presence in this area. The potential for increased density in the community has been discussed, and with its proximity to the interstate and available spaces, it is well-suited for such development.

VII. New Business

Tree Ordinance Rewrite Update – Rinda Grooms, Development Division Director

The Tree Ordinance Rewrite program is currently ongoing. The process has taken longer than expected. The goal is to present a nearly final version for review by the DAC soon.

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

They have received 701 applications, with 319 of them approved. The goal is to have approximately 230 trees planted by the end of May. There were around 340 applications that were denied, primarily due to site constraints related to utilities, which made it difficult to find suitable locations for tree planting. 42 applicants withdrew their applications; many wanted the trees placed near water or sewer lines, and they were dissatisfied with the proposed relocation of their trees. Additionally, some individuals had already planted a tree or made alternative arrangements. Overall, there has been significant interest in the program, and the plan is to continue it next year, if interest remains strong.

Property Owners Association (POA) Certifications – Rinda Grooms, Development Division Director

There was a previous discussion about the Property Owners Association (POA) Certification form that was used in the past; this form is no longer utilized.

Presentation on Community Improvement Districts (CIDs) – Alyssa Davis, Sugarloaf CID Director

In Gwinnett County, there are six active Community Improvement Districts (CIDs) where commercial property owners voluntarily contribute an additional tax to support infrastructure, transportation, and safety enhancements. These districts are Braselton, Evermore, Gateway85, Gwinnett Place, Lilburn, and Sugarloaf. The focus is on conducting studies and developing engineering plans to identify and initiate projects.

Update on Jimmy Carter Small Area Plan – Allison Stewart-Harris, Long-Range Division Director

Tai Yi Su, Deputy Department Director, introduced Allison Stewart-Harris as the new Long-Range Division Director, who stated that the project is being conducted in collaboration with ARC and Gateway 85 CID and focuses on boundary studies. The process is about 85% complete, with a full draft provided by the consultant team. The county is in the final stages of reviewing this document and aims to present it to the planning commission and Board of Commissioners in October.

Corbitt Woods asked about Harbins and Alcovy

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Tai Yi Su stated that the project is situated on the eastern side of the county and is presently in the data collection phase, with a community advisory committee being formed. This plan is slightly different because of its location, and there is significant interest in maintaining some of the rural areas of the county. The focus extends from the south at 316, where efforts are being made to determine the most suitable land use and future planning for that region. Additionally, the area does not have sewer access, prompting further examination of infrastructure and its integration with land use. This topic may be ready to be addressed at the next meeting.

Building Division Updates – Marcus Canada, Building Division Director

Marcus stated that Georgia will implement the 2024 Energy Code and the 2026 Electrical Code starting January 1, 2028. SB 447 will affect the County ZIP Portal website, and modifications will be made accordingly. A significant requirement of SB 447 is that the website must be accessible to the public without the need for user registration or sign-in.

Update Rowen and recent changes within the Planning and Development Department – Matt Elder, Planning & Development Deputy Director

Matt Elder provided an update on the UCB at Rowen stating that Gwinnett County officials recently participated in the “State of Rowen” luncheon hosted by the Gwinnett Chamber. The event included strong participation from UCB’s leadership as well as County leadership, the Rowen Foundation, and Partnership Gwinnett. UCB’s leadership communicated its appreciation for the level of support they have received, including from the private sector, utilities, and from Gwinnett County. This is the first announced project in Rowen, but it is not expected to be the last. There has been considerable interest, and efforts are in place to ensure the sites are ready for construction. There are approximately 1,900 acres available, providing ample opportunity for future development.

Cyndi Sloan will be retiring in July. Yang Chen will assume the role of the new Deputy Director, and Allison is an addition to the team.

VIII. Other Business

The August 19, 2026, meeting will be held at the Hooper Renwick Library in Lawrenceville.
Address: 56 Neal Blvd, Lawrenceville, GA 30046

IX. Adjournment

Time: 1:00pm

{Action: Approved Motion: Jeffery Cleveland; Second: Nicola McIntrye: 9-0}

Approved (9-0).