

Minutes - Draft

**PECS-Planning, Economic Development & Community Services
Committee**

Chairperson: Commissioner Michelle Long Spears, District 2

Member: Commissioner Robert Patrick, District 1

Tuesday, March 12, 2024

3:30 PM

Meeting Started At: 3:31PM

Attendees: Commissioners Long Spears, Patrick, Terry

Present 2 - Commissioner Michelle Long Spears, and Commissioner Robert Patrick

I. MINUTES

2024-0327 Commission District(s): ALL
Minutes for the February 26, 2024 Special Called Planning,
Economic Development, and Community Services Committee
Meeting
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be approved. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

2024-0330 Commission District(s): ALL
Minutes for the February 27, 2024 Planning, Economic Development,
and Community Services Committee Meeting
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be approved. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

II. DISCUSSION

Committee Goals

- Information provided by Marcus Allen BOC Central Staff
- Commissioner Long Spears highlighted: Claratel Health Behavioral Health Coalition and Working Group, Compassion Inside Out Initiative, and Reconstitution of the Arts Commission
- Commissioner Patrick highlighted Commercial Filming Modifications
- Commissioner Terry highlighted: Review of Accessory Dwelling Unit Ordinance; work with PWI regarding Watershed Policy and fees for new hookups for ADU's - review of way to implement staggered scale fee based on number of toilets, sinks, etc. instead of a flat hookup fee of \$5000; Reconstitution of Art Commission and creation of a public art fund and guidance in the RFP/RFQ process for procuring public arts vendors and artists; Village Conservation Study update; donation boxes legislation; housing priorities list - homelessness and addressing homeless encampments within how federal funds are utilized toward this effort, and pivoting from shelter model to permanent housing such as in City of Atlanta

Committee Meeting Location

- Information provided by Commissioner Long Spears regarding committee meeting location, and working groups located on the 5th Floor

Open DeKalb Project

- information provided by Dr. Obeng on the Open DeKalb project
- TT: I would encourage you to discuss with Randi Mason of Decide DeKalb to determine if there is overlap regarding the Welcoming DeKalb initiative
- Question MLS: how do you plan to conceptualize the scope of this project as you work with the Commissioners and Administration?
- response provided by Dr. Obeng
- Question MLS: regarding creating a diverse stakeholder committee - what is your plan to identify people to serve on the committee, convening the committee, etc. your reporting plan, etc.?
- responses provided by Dr. Obeng
- Question MLS: when will that list be compiled? How can we engage through our district offices and leverage these resources to engage with our networks?
- response provided by Dr. Obeng
- Question MLS: what type of data gathering tools are you reviewing?
- response provided by Dr. Obeng
- Question MLS: could you come back the first meeting in April in applying a timeline to these deliverables?
- Dr. Obeng: yes; additional comments provided by Dr. Obeng

III. AGENDA ITEM

New Agenda Items:

Planning & Sustainability

[2024-0371](#) Commission District(s): District 4 & Super District 7
Intergovernmental Agreement with Gwinnett County
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/26/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

*-information provided by Brandon White
-comments provided by Commissioner Patrick*

Board of Commissioners - District 2

[2024-0328](#) Commission District(s): District 2 and District 6
Resolution Bringing Attention to the Intergovernmental and Settlement Agreement between the City of Atlanta and DeKalb County
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/26/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

*-information provided by Commissioner Long Spears
-comments provided by Commissioner Patrick
-comments provided by Commissioner Terry
-additional comments provided by County Attorney Ernestes
-Question TT: could you send us a copy of the IGA?
V Ernestes: yes I will do that; Commissioner Long Spears you may want to make that an exhibit to the resolution
-MLS: could we have GIS pull together a map of the areas?*

Board of Commissioners - Super Districts 6 & 7

[2024-0347](#) Commission District(s): All Districts
Resolution to Address Eliminating Blight Caused by Unattended Donation Boxes.
MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 3/26/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

- information provided by Commissioner Terry
- TT: if we could have deferral for 30 days, and if there's anything we can do in the code already to address this, let's do it.
- Question RP: what are we asking to happen next?
- comments provided by Commissioner Terry
- comments provided by Commissioner Patrick
- TT: requests if there is already policy in place within property maintenance code regarding dumping around donation boxes
- do we look at code enforcement or is it a text amendment the better route
- response provided by COO Williams
- RP: motion to defer 30 days

Previously Heard Agenda Items:

Board of Commissioners - District 1

2023-1466

COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 3/26/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

- information provided by Commissioner Patrick, Brandon White, Shelbia Jackson
 - Question MLS: will there be a debrief document from the meeting last week with the industry professionals?
 - response provided by Commissioner Patrick
 - additional information provided by Mr. White
 - B White: we will recommend a deferral of 2 cycles, which will take us into the first PECS meeting in August
 - Question MLS: could you briefly share what some of the concerns are?
 - information provided by Brandon White on community concerns
 - Question TT: most of the community councils recommended approval, and the planning commission recommended denial? What were the concerns of the planning commission?
 - response provided by Mr. White
 - Question TT: would it be another text amendment for post-production or other aspects of it?
 - B White: that's correct
 - Question TT: regarding the Southwest DeKalb TAD, are there discussions about how the zoning and activity centers within that TAD might collaborate?
- RP: motion to defer for 2 cycles to first PECS meeting in August (second BOC in August)

Board of Commissioners - District 2

[2023-1603](#)

Commission District(s): All Commission Districts
An Ordinance Requiring That the Attached Notice of Certain Georgia Landlord (Lessor) And Tenant (Lessee) Rights and Responsibilities (Exhibit A) Shall be Provided by All Landlords Leasing Real Property or Living Units Within Dekalb County Georgia for Residential Purposes, Prior to the Signing Of Any Lease And as an Attachment to Any Unsigned Lease Agreement, to Prospective Tenants Seeking to Lease Any Such Property or Unit; And Requiring That Both Parties to Every Such Residential Lease Shall Sign the Attached Notice Acknowledging Its Receipt Upon Signing Such Lease; And for Other Purposes.

MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 3/26/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

*-information provided by Commissioner Long Spears
-RP: motion to defer 2 weeks*

Meeting Ended At: 4:37PM

MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be adjourned meeting. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Patrick

Barbara H. Sanders-Norwood CCC, CMC