

Minutes - Draft

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

Monday, March 6, 2023

11:00 AM

SPECIAL CALLED MEETING

Meeting Started At: 11:02AM

Attendees: Commissioners Johnson, Patrick, Long Spears, Terry, Cochran-Johnson, Davis Johnson (via call-in)

Present 3 - Commissioner Larry Johnson, Michelle Long Spears, and Robert Patrick

I. MINUTES

2023-0164 Commission District(s): ALL
Minutes for the February 16, 2023 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: 3 - Commissioner Johnson, Long Spears, and Patrick

II. AGENDA ITEM

Previously Heard Items:

[2023-0157](#) Commission District(s): ALL
CA - Cooperative Agreement for Court Construction and Maintenance (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of maintenance and construction of courts as needed.
Awarded to: Signature Tennis Courts, Inc. Amount Not To Exceed: \$270,000.00.

*-item previously approved in February 28, 2023 BOC meeting; this item is for discussion purposes only
-information provided by Director Ellis*

[2022-2271](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-5.1.10 (Maximum Lot Coverage) of the Zoning Ordinance to remove the non-vehicular use restriction on pervious materials.
MOTION was made by Robert Patrick, seconded by Larry Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 3/14/2023. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Patrick

No: 1 - Long Spears

-information provided by Brandon White

-LJ: This is to add to your toolkit for those developing different projects, to practice sustainability

-Question MLS: regarding citizens feeling uncomfortable moving forward with this; this would increase the allowable lot coverage from 35% to 50%. Is that correct?

B White: no ma'am, we have not increased any lot coverage to a certain percentage

-Question MLS: one of the concerns I've received is that the pervious pavement over time ends up becoming impervious, being filled in with gas and oils and substances that would make it impervious. Has that been your experience?

B White: that is possible; since 2015 materials have gotten more durable. Additional information provided by Mr. White. We can't say that there won't be damage over time, but we make sure they go through compliance and regulations in place at the time

-Question MLS: if this were to pass it would allow the building of larger homes, if that were to pass would this happen also?

B White: no; we are not changing the parameters of how lot coverage works. Additional information provided by Mr. White

-Question MLS: have you received feedback from community council members previously?

B White: yes; we did not have any opposing feedback from community council members other than District 2

-Question TT: looking at the example slide in your presentation, is this an example of someone wanting to do something in their yard that would go against their lot coverage?

-response and information provided by Mr. White

-Question TT: what would be the new allowance by someone getting a new driveway?

B White: the total is still 15%; it could be distributed across the property as long as its pervious material; there is a prohibition on areas devoted to vehicular uses; additional response provided by Mr. White

-additional information provided by County Attorney Ernstes

-Question TT: by updating this, instead of getting a variance, they could install a pervious driveway and have more to work with?

B White: yes

-Question TT: regarding the types of impervious, do we have a set of engineering/design guidelines that we are approving, or do we have a general statement of imperviousness?

B White: it's the latter; additional information provided by Mr. White

-Question TT: what would be the lowest level of engineering that would be an impervious driveway?

-response provided by Franck Houenou

-Question TT: is there an association that has a design guide on this?

-response provided by Mr. Houenou regarding the Georgia Stormwater Management Manual

-Question TT: so we can refer to that

F Houenou: that's correct

-TT: Mr. Chair perhaps we could have that specified

-additional information provided by Mr. Houenou

-LJ: in order to be certified we have to be prescribed to the international building code; those standards are still how we are governed

-Question TT: how would this play out on higher density townhomes, and other zoning categories? What would be the implications of a new zoning case? Is there an incentive to allow different types of housing configurations, etc?

B White: this will mostly be confined to single family detached housing; but we could also consider places of worship where they may need additional parking for example. Additional information provided by Mr. White

-Question LCJ: what you're seeing is a movement by many that are into green technology that are using a permeable paver that allows them to be more environmentally sustainable. In terms of the lot coverage, I will leave that to you all as experts. I would like to see us create the conversation and a program; whether there are tax credits available, and those home builders understand permeable pavements can assist with stormwater runoff that may be situation in a particular manner; I appreciate you all bringing this forward because this is a sign of the times

-MLS: motion to defer 30 days

NO SECOND, MOTION FAILS

-RP: motion to approve

Second LJ

Vote: yes 2-1 (MLS No)

III. DISCUSSION

Emory Village Text Amendment

- presentation provided by Brandon White, Zoning manager
- comments on the text amendment provided by Commissioner Patrick

Grady GA Aide Overview

- presentation provided by Ryan Loke, Chief Strategy Officer Shannon Sale
- Question LJ: regarding able-bodied adults, how will they fit if the money to those who are on Medicaid. How do you fit them into getting the help? Are these who are not getting any healthcare at all?
CSO Sale: all of our quality targets are for those not on Medicare; we are not separating our programs by care class
- Question LJ: but you will still see those folks. Will they count toward your study?
CSO Sale: they will be in that target
- Question RP: have you all contemplated mobile buses to enter neighborhoods? There are areas within district 1 that could be targets with this
CSO Sale: we are; additional information provided by Ms. Sale
- Question RP: regarding colorectal cancers, could you provide more information? And if you all could help market that issue.
-response provided by Ms. Sale
- LJ: part of it is doing the mobile unit, but we have a vegetable food truck that you all could partner with our Health department on
- Question MLS: how do you collect the data? The requirement has to go up by 2% annually, and if it doesn't do that what do you do to improve it? Could you discuss the four health equity measures and how you will measure?
-responses provided by Ms. Sale
- Question LCJ: in terms of the data, was this a result of Medicare/Medicaid patients? Was this your insured/under-insured? Was this your indigent population? With what you all have seen over the last several years as a result of COVID, are you expecting levels to continue into this year and beyond?
-responses provided by Ms. Sale
- Question TT: this started in July 2022, so we're still in the first year. When can we expect a report on the first year?
CSO Sale: around September/October
- Question TT: what are the operational costs once a brick and mortar clinic is established? Is that baked into this budget?
CSO Sale: yes it is baked into this budget
- Question TT: regarding mobile, is that something we should partner and coordinate on?
-S Sale: there is a need more than there is a supply, but we can make sure we're not on the same corner at the same time
- Question TT: how many dietitians/community health workers do you have?
-S Sale: we can get you that information
- Question TT: you're actively looking for a brick and mortar site in that South DeKalb location?
S Sale: yes
- Question TT: are any of these initiatives addressing environmental health screens?
S Sale: that is not in our purview regarding housing, but we can point them to the right resources that can help
- Question MDJ: the 3rd and 5th district has the highest number of uninsured residents in the county you mentioned establishing clinics in those areas, I'd like review of southeast population of DeKalb to see if a need is there. Regarding mobile units how are you determining locations? Is there a rotation?
-responses provided by Ms. Sale
- LJ: thank you and we will have an update

Indian Creek MARTA Station Master Plan

-information provided by Sylvia Smith, Joe Turner

-Question LJ: have you heard of any business interested in coming into the area yet?

J Turner: Not yet, we are very early on

Meeting Ended At: 12:41PM

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

Yes: 2 - Commissioner Johnson, and Patrick

Not Present: 1 - Long Spears

Barbara H. Sanders-Norwood CCC, CMC