

**Minutes - Draft**

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

---

Monday, June 21, 2021

10:00 AM

---

**Special Called Meeting**

*This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available*

*(1) via live stream on DCTV's webpage,  
(2) on DCTVChannel23.TV*

Meeting Started At: 10:01AM

Attendees: Commissioners Johnson, Rader, Patrick, Bradshaw, Terry

**Present**            2 - Member Jeff Rader, and Chairperson Larry Johnson

**Absent**             1 - Member Mereda Davis Johnson

**I. STATUS UPDATE**

Decide DeKalb IGA

- Z Williams: copy of the IGA will be sent to the commissioners; we're not prepared for final budgetary recommendations. You will have an order of magnitude of what is being requested; this would be something included in that*
- D DeBarr: I am in agreement of this process*
- JR: we have not yet reviewed an IGA with staff. It would be great to have one in writing at some point, with sufficient time to go over it*
- Z Williams: we will walk through general modifications over the next 6 months*
- D DeBarr: IGA term is 2021-2026 proposal is for \$2M annually*
- LJ: may have to defer until the end of July*
- Z Williams: we are in a good place based on what you're saying Commissioner*
- presentation from Decide DeKalb President - Dorian DeBarr*
- Z Williams: we will send these changes to the BOC today*
- Question JR: this document primarily reflects inputs and not outputs. It would be useful to break down this inputs budget to understand when, how much, and how you will deploy these resources. We need to better understand the ramp ups as it relates to staffing and other resources. Secondly, please provide a summary of the input that Mr. DeBarr received in his interviews with the BOC, so that we can track that against the work that is in the document. I would like to have an understanding of what the interviews yielded in terms of commissioner input, so that we can evaluate the alignment between the proposed plan of work and the budget that would drive it. Thirdly, the IGA should include outputs. We need to see outputs in terms of relevant criteria that will be returned to the public stakeholders in term of efforts, so that we can tie the resources invested in inputs to the outputs realized. I would like to see that before we begin to break down the budget.*
- COO Williams: that is something we are working through is measuring outcomes on an annual basis. In the short term, Mr. DeBarr has created job descriptions for the positions that will come on within the first six months.*
- JR: even if we advertise, hire consultants, and hire staff, if we continue to face gaps in our economic development, then our investment would not have been realized. It would be needed to discuss job development, designations for incentives, grants -those also need to be part of the measures that we track, and not only inputs.*
- LJ: we want to know the return on investment through the quantitative data that will help us to marry the budget with the IGA. It needs to be very specific, SMART measures*
- JR: Let's look at jobs in key locations in the county for key constituencies, designations for state-controlled incentives, so that they can be the measurements of the outputs of the effort that we will see. It's important for us to focus on the outputs rather than the inputs, because that's what our stakeholders see. I see this as a ways away of what constitutes as an IGA.*
- Z Williams: I see this blending with the revitalization resolution*
- Question TT: regarding the budget fee structure - will we continue the structure whereas fees realized through development will come to Decide DeKalb or will they come back to the general fund?*
- Z Williams: we have not discussed revenue generation as it relates to Decide DeKalb at this moment*
- JR: Requests a budget of other economic development organizations in the metro area, so that commissioners can benchmark in that particular way*

## **II. DISCUSSION**

### Leaf Blower Code Enforcement

- presentation from Director Baker, Rick Cunningham, Tim Hardy, Gregory Padrick
- A Baker: a citizen has brought to our attention concerns with the noise and environmental hazards from gas powered leaf blowers; we are requesting policy direction from this committee
- A Baker: a more sustainable way of managing leaves on lawns involves mulching or mulch-mowing, and brings positive effects as an alternative to gas blowers
- R Cunningham discussed the sustainability principles and findings
- T Hardy discussed code compliance in this regard
- G Padrick discussed proposed ordinance revisions
- JR: First, I'd like to get Major Padrick's piece of this presentation as it was included in the original version. Secondly, does the approach moving to an audible standard has been vetted with the Law Department? Regarding the time restrictions, I need to see that more to understand it as well. I'd like to see if we can review if there are multiple noise sources emanating from a particular site as these crews are working. Thirdly, I am interested in a regulatory framework that is applicable on a land use classification or overlay basis via community input and petition. That's a way that we have handled other land uses.
- Question LJ: are the decibel levels regulated by federal law?
- V Ernestes: this general issue is predominantly regulated by the State. In terms of the machinery, that may be different.
- Question LJ: Major Padrick can you also get the price on the machines that are needed to measure noise levels?
- G Padrick: yes we will
- Question LJ: what is a good timeline to get back to us on solutions?
- V Ernestes: if we could have about a month to get this ready to present back to the committee
- LJ: a divergent issue we are having is the Cave - the nightclub that is illegally operating. Please put that on the radar in terms of solutions like padlocks on the doors of these illegal venues that operate in neighborhoods without permits.
- Question RP: in my experience changing noise ordinances has been a topic of contention. How many noise complaints does the county receive county-wide, and how many noise complaints do we receive regarding this issue? What is the response time in which the noise complaint is made and when the officer is on site to address the issue?
- Question TT: in the last 18 months people have been working at home; I think that is compounding this issue as well. This problem may linger as we continue to get back to normal. I like the direction of moving toward electric-powered blowers due to the noise and environmental hazards.
- Question RP: many of the objectives that are sought here may fit into changes of the development code to regulate standards going forward
- JR: requests review of the feasibility of the number of simultaneous emitters happening at the same time; secondly enforcement on a petition-district basis where the neighbor states they want to limit a particular type of noise.
- LJ: in the next 30 days we can bring this back to the first PECS meeting of August

## Zoning Text Amendments

-presentation from Planning - Zoning staff

-B White: provided update on upcoming zoning text amendments; requests policy direction from the committee

-discussion of automobile brokerage

-Question LJ: regarding the 1 acre lots, please clarify. Secondly, we need stronger regulations that suspect business licenses for at least a year. Is that possible?

-A Baker: regarding the 1 acre, it was to ensure that there is enough land to park vehicles on. We're distinguishing between automobile sales and an automobile broker.

-LJ: how do we ensure that if this is passed, the floodgates won't open

-B White: we haven't made any changes in the use tables or auto sales. This is regarding auto brokers and that particular zoning

-RP: I would suggest a buffer before the property lines incorporated into this code

-JR: requests copy of this presentation

-Question JR: are there weaknesses in our auto sales regulation at this point?

B White: we haven't had issues with auto sales in my experience

-Question JR: large dealerships are typically in C-2 districts; I would like Commissioner Johnson to see if he believes that auto sales regulations are sufficiently structures to deal with that issue. If there is a problem in certain areas, a special land use permit in particular districts could be utilized

-Question JR: regarding the brokerage aspect - why can't brokerages operate out of dealerships?

B White: the brokerages can be accessory to the dealership; but if they are independent operations, then it is a challenge to distinguish ownership of the vehicles. The broker would need to have a formal relationship with the dealership in order to store vehicles on that site. The issue we are having is when the opposite occurs - a broker attempts to become a dealer.

-Question JR: is there a means by which we could prevent the broker from claiming non-conforming status and grandfathering themselves in?

B White: in my experience, what we usually encounter is that the establishment was never legally established in the first place. We could input a sunset provision or amortization process as a solution.

-question JR: we would make these brokerages as an accessory only to the dealerships; that way we could ensure a legally regulated site. The broker could then enhance the inventory of the dealership. Certain brokers could organize the display of their vehicles on an informal basis, and that would be difficult to detect and hard to track.

-A Baker: the direction we are going with this discussion is that we are having issues with the broker, and dealer storing the vehicle and they don't have 1 acre available

-B White: we will have additional information for you in our July meeting

-LJ: please bring this automobile brokerage discussion back the 4th Tuesday of July

-discussion of temporary produce stands

-Question LJ: could you also look at the food truck ordinance I sent to you all a while back?

B White: that will be working its way through the process in September

-Question TT: if we can develop more 'third places' in these shopping centers, like seasonal food stands, food trucks, farmers markets. This can be placed in shopping centers that are not highly activated to create community gatherings to develop more use in these spaces

-Discussion of Hidden Hills Overlay and late night establishments within the overlay district

-Question JR: which districts does this pertain to?

-B White: this is in districts 4, 5, and 7

-LJ: please bring these text amendments back to the last PECS meeting in July, and the committee will take action

## DeKalb CSB CARES Funding

*-presentation from Fabio Van Der Merwe - CEO, DeKalb CSB*

*-JR: motion to support budget enhancement with request for County to send a letter to the state asking for additional supplemental funds from their ARP expenditure funds, while partnering with the County on treatment services and services for women*

*-Second LJ*

*-Vote: yes 2-0 (MDJ absent)*

Meeting Ended At: 12:25PM

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

**Yes:** 2 - Member Rader, and Chairperson Johnson

**Absent:** 1 - Member Davis Johnson

---

Barbara H. Sanders-Norwood CCC, CMC