

Minutes - Draft

PECS-Planning, Economic Development & Community Services Committee

Chairperson: Commissioner Michelle Long Spears, District 2

Member: Commissioner Robert Patrick, District 1

Member: Commissioner Larry Johnson, District 3

Tuesday, January 23, 2024

3:30 PM

Meeting Started At: 3:30PM

Attendance: Commissioners Long Spears, Patrick, Johnson, Terry, Cochran-Johnson

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

I. MINUTES

2023-1614 Commission District(s): ALL
Minutes for the December 18, 2023 Special Called Planning, Economic Development, and Community Services Committee Meeting
MOTION was made by Larry Johnson, seconded by Robert Patrick, that this agenda item be approved. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Johnson, and Commissioner Patrick

II. AGENDA ITEM

New Agenda Items:

Recreation, Parks and Cultural Affairs (RPCA)

[2023-1468](#) Commission District(s): 2 & 6
CO - Change Order No. 1 to Contract No. 1336274 Indoor and Outdoor Sports Surfaces, Repair and Renovation, and Gym Floor Refinishing (Interlocal BuyBoard Contract No. 641-21): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA) to be utilized by all County departments. This contract consists of the purchase of synthetic or natural sports fields, courts, or tracks to include job ordering contracting (JOC). This request seeks to increase contract funds to accommodate a change in the Mason Mill Park field's subbase material. Awarded to: Cornerstone Sports Group c/o Controlled Products. Amount Not To Exceed: \$22,824.00.

MOTION was made by Larry Johnson, seconded by Robert Patrick, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Johnson, and Commissioner Patrick

-information provided by Director Ellis

-Question TT: when did the development code change that changed how we addressed synthetic turf vs natural turf?

-response provided by Director Ellis and COO Williams

GIS

[2023-1621](#) Commission District(s): 4 & 6
To consider consenting to the deannexation of property located at 1086 Nielsen Drive, Clarkston, GA, 30021.

MOTION was made by Larry Johnson, seconded by Robert Patrick, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Johnson, and Commissioner Patrick

-information provided by Director Gear

-Question TT: is this on the south part of Clarkston?

S Gear: it's on the eastern border near East Ponce

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 Michelle Long Spears, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Long Spears, Commissioner Johnson, and Commissioner Patrick

-information provided by County Attorney Ernstes

-V Ernstes: I would ask that this is deferred to the second BOC meeting in March, with a stop in PECS during the first committee meeting in March

-Question LJ: could you provide us with a statement when this is ready so that we can see what this means?

V Ernstes: yes; additional comments provided by County Attorney Ernstes

-Question RP: whatever the form takes, how is it going to be enforceable?

-response provided by County Attorney Ernstes

-comments provided by Commissioner Terry

-comments provided by Commissioner Long Spears

-MLS: motion to defer to second BOC meeting in March (prior stop in PECS March 12th)

Previously Heard Agenda Items:

Planning & Sustainability

[2023-0601](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance to revise definition of "Drive Through Facility" and revise description of land uses and how they are permitted in land use table relating to "Drive Through Facility" and for other purposes. This text amendment is County-wide.

MOTION was made by Larry Johnson, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:

**Yes: 3 - Commissioner Long Spears, Commissioner Johnson, and
Commissioner Patrick**

-presentation provided by Brandon White

-Question LJ: based on the articles in your presentation, you have areas that are trying to get development; I don't one size fit all concept to spur development. How will your policy not impact those areas, activity centers where economic development is not as fast? How do we ensure that we don't create an extra layer that people need to jump through to encourage growth?

-responses provided by Mr. White

-comments provided by Commissioner Patrick

-RP: my preference is an as simple as possible code section. Have you considered parcels at intersection in a minimum area? As you get closer to an intersection, maybe that parcel of land needs to be larger, and as you get down to the midblock the parcels can get smaller and make it less congested for the street

-responses provided by Mr. White

-TT: to me the third option seems to make the most sense "modify future land use character areas"; additional comments provided by Commissioner Terry

-Question TT: what is the most straightforward process for the Planning Department to work this out for your staff resources?

-the future land use character change option would probably be the easiest for what we could do with our capacity; additional response provided by Mr. White

-Question LJ: Commissioner Patrick if you have ideas on doing this a more effective way could you share those ideas?

-responses provided by Commissioner Patrick

-comments provided by Commissioner Terry

-LJ: motion to defer to last PECS meeting in February (March 12th BOC meeting)

Board of Commissioners - District 1

[2023-1200](#)

Commission District(s): All Districts

A Request for the Director of Planning & Sustainability to amend the text of the DeKalb County Zoning Ordinance to expand commercial filming opportunities.

This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .

-item not heard in committee

Board of Commissioners - District 6

[2023-0526](#)

Commission District(s): District 3, 6, and all commission districts

A Resolution to Encourage DeKalb County CEO Michael Thurmond to End the Executive Order Closing Intrenchment Creek Park and to Reopen It to the Public As Soon As Possible

This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .

-item not heard in committee

III. STATUS UPDATE

DeKalb CSB Update

- presentation provided by CEO Fabio Van Der Merwe - DeKalb CSB
- Question LJ: will Medicaid expansion help you? Are there any federal funding coming to help in the expansion of services?
- response provided by CEO Van Der Merwe
- comments provided by Commissioner Terry
- comments provided by Commissioner Long Spears

Short-term Rentals Proposed Ordinance

- presentation provided by Brandon White
- Question LJ: where did the policy come from? Can you provide statistics regarding the rentals and police calls when you get more information on revenue?
- responses provided by Mr. White
- Question LJ: could you also review the STR ordinance in Miami?
- comments provided by Commissioner Patrick
- Question RP: are we collecting hotel/motel for the existing properties that do this?
- B White: presently no
- Question LCJ: what is the fee that you plan to charge?
- B White: that has not been determined
- Question LCJ: when the fees are collected how will they be used? Regarding home rentals how would we determine that?
- responses provided by Mr. White
- discussion on the collection of fees amongst the commissioners and staff
- comments provided by Commissioner Terry
- MLS: Mr. White we will continue these conversations

Meeting Ended At: 5:02PM

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

Yes: 3 - Commissioner Long Spears, Commissioner Johnson, and Commissioner Patrick

Barbara H. Sanders-Norwood CCC, CMC