

Minutes

PECS-Planning, Economic Development & Community Services
Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Tuesday, April 14, 2026

3:30 PM

Meeting Started At: 3:32 PM

Attendees: Commissioners Massiah, Patrick, Terry, Long Spears

Present 3 - Chairperson Nicole Massiah, Commissioner Michelle Long Spears,
and Commissioner Robert Patrick

I. MINUTES

2026-0637 Commission District(s): ALL
Minutes for March 24, 2026, 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 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

I. AGENDA ITEM

New Agenda Items

Recreation, Parks and Cultural Affairs

[2025-1760](#) Commission District(s): 2 and 6
Park Pride Atlanta, Inc. \$50,000 Grant Award - Frazier Rowe
MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for approval to the Board of Commissioners, due back on 4/28/2026. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Commissioner Patrick

Absent: 1 - Commissioner Long Spears

Board of Commissioners - District 3

[2026-0550](#) Commission District(s): District 3
To Adopt an Ordinance to Amend the Code of DeKalb County to Address Public Safety, Vagrancy, Unauthorized Camping and Certain Public Nuisance Behaviors
MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 4/28/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Information provided by Commissioner Massiah

MN: Law would like to further review this item, we can defer for two weeks

-RP: motion to defer for two weeks

Previously Heard Items

Board of Commissioners - District 6

[2026-0244](#) Commission District(s): All Commission Districts
A Resolution Requiring A Baseline Assessment Of DeKalb County's Health, Socio-Economic, And Environmental Status And A Third Party Analysis Of DeKalb's Proposed Data Center Regulations Before Issuance Of A Land Disturbance Permit (LDP) For Data Centers.

MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be Recommended for deferral to the Board of Commissioners - Zoning Meeting, due back on 4/28/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

TT: We can take 0244 and 0245 together
-RP: motion to defer for two weeks

[2026-0245](#) Commission District(s): All Commission Districts
An Allocation Not To Exceed \$15,000 Of The DeKalb County General Fund To Be Considered For The 2026 Budget To Science For Georgia To Conduct a Baseline Assessment of DeKalb County's Current Health, Socio-Economic, And Environmental Status and Provide a Third Party Analysis of DeKalb County's Proposed Data Center Regulations Contextualized By The County's Current Health, Socio-Economic, And Environmental Status.

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 4/28/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Information provided by Commissioner Terry on items 0244 and 0245

NM: I'd like to get written comments from Science for Georgia from our last meeting.

RP: The baseline study for socioeconomic and health factors recommendations I'd like to see done County-wide, rather than tying them directly to data centers. What is our overall status of health, and what are our hotspots throughout the County? Regarding 0245 - I think the planning staff has done a great job of doing a robust review. I'm not sure what the benefit would be of these items.

TT: I brought these two items forward to address some of the concerns we have been hearing from our residents. The idea would be we would not approve a land disturbance permit until the assessment is done, then the allocation would be to fund the study. This would provide an additional analysis for those who may still be concerned about data center impacts.

Q RP: So the goal of 0244 would be that in order to obtain a permit you would have to provide the documents and requirements?

TT: It wouldn't be for every permitting circumstance but once the assessment is done and we feel comfortable that we have provided all regulations necessary then the LDP could move forward.

RP: So there for to submit an application for a data center you the applicant would have to go through this process and submit the findings as part of the application.

TT: No it would be a baseline assessment before any LDP's are done, not for each individual one. Once we have that data it could inform the conditions we put forward. Think of it as a baseline for the County regulations as they relate to health, like air pollution. However diesel generators require monthly testing so it would be good to have an understanding of how many are needed per square foot of a data center, which would help us understand potential particulate matter in the air and thus health impact.

NM: I'm in support of getting baselines to ensure we are not adding further negative factors. However at our last meeting Science for Georgia did make it clear they are not experts on these impacts. So I'm not certain why we haven't pivoted to ensuring we are getting our data from experts.

RP: Can we get staff to come up and provide feedback and tell us how this relates.

Comments provided by Planning deputy Director Rachel Bragg

RB: Our team did meet with Science for Georgia early on in the process. Their recommendations did help build the current text amendment foundation, including the studies we require from each applicant. Those 5 studies intend to assess the potential impacts of each specific development. My understanding of the item that this would be foundation building which we feel we have already done.

Q TT: in the five impact reports, does any of them cover public health?

RB: no, my understanding is our biggest health concern would be from diesel generators which are banned from use in DeKalb County.

Q TT: have you addressed the impacts on PFAS? We do accept diesel generators however only as a backup and level 4. Something we heard at NACO and some bigger companies are offering is a community benefits agreement. Science For Georgia would provide a checklist of what communities should be asking for.

RB: upon confirmation you are correct, they are the cleanest current level. We would have no objection to an additional study. My main concern at this point would be timing. The moratorium ends in June and this would need to be something we would deal with before the ordinance is enacted. Yes we can go back and update but once applications start coming in and getting approved it will get harder.

RP: Something for PWI I think would be a review of the PFAS that were brought in. If we could get someone from Watershed to come to PWI and discuss some of these concerns. Such as the MS4 requirements,

stormwater levels and sewer systems.

TT: I will request Science for Georgia provide written responses to the committees questions.

-RP: motion to defer for two weeks

2026-0341

Commission District(s): All Commission Districts

A Resolution Of The DeKalb County Board Of Commissioners
Requesting The Administration And Planning Department To Update
The Recommended Substitute For Text Amendment 2025-0972
Regarding Data Center Regulations.

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 4/28/2026. The motion carried by the following vote:

Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

information provided by Commissioner Terry

TT: The three amendments I am asking for in this resolution is that planning include;

- 1.The requirement of a special land use permit for all data center applications.*
- 2.Striking the campus definition and cap every development at 500,000 square feet*
- 3.Expand the incentives of any applications to use renewable energy to mitigate power demands*

RB: I think there are pros and cons to all three requests. Additional details provided by Rachel Bragg

Q RP: I tend to agree that if it is a data center being used in the existing building with no structural changes it wouldn't need a SLUP.

RB: our definition is not that narrow, its properties with previous industrial cites, which means they may or may not have a building.

NM: Some issues I think the public has also raised is decommissioning aspect of these sites, bond requirements and stiffening up investigator requirements. I am working on getting additional language that outlines those and provide a framework to see if we can incorporate it in the amendment.

RB: I would share that one requirement we already have is a decommissioning plan, the amendment does require an annual report of the studies that are a part of the application however how to tie it into the process. We do have a bond for the land disturbance but no other usages that have ongoing bonds.

Q RP: Are there any properties that fit the state requirements of being previously industry zoned? Could get those mapped out?

RB: We are working on that map.

-RP: motion to defer to the May 12th meeting

Meeting Concluded At: 4:39 pm

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: 3 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Patrick

Barbara Sanders-Norwood CCC, CMC