

Minutes

PECS-Planning, Economic Development & Community Services
Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Tuesday, May 12, 2026

2:00 PM

Meeting Started At: 2:01 PM

Attendees: Commissioners Massiah, Patrick, Spears

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

I. MINUTES

2026-0852 Commission District(s): ALL
Minutes for April 28, 2026, Planning, Economic Development, and
Community Services Committee Meeting,
**MOTION was made by Robert Patrick, seconded by Nicole
Massiah, 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

II. APPOINTMENT

[2026-0758](#) Commission District(s): All Commission Districts
Appoint Ms. Rhonda F. Briggins, J.D. to Post 1 of the Development Authority of DeKalb County, Post 1 of the Residential Care Facilities for the Elderly Authority and Post 1 of the Private Hospital Authority.

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 5/26/2026. The motion carried by the following vote:

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

Committee conducted an interview of Ms. Rhonda Briggins

-RP: Motion to Approve

[2026-0759](#) Commission District(s): All Commission Districts
Appoint Bruce McMillian to Post 1 of the DeKalb County Housing Authority

MOTION was made by Michelle Long Spears, seconded by Robert Patrick, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 5/26/2026. The motion carried by the following vote:

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

Committee conducted an interview of Mr. Bruce McMillian

-MLS: Motion to Approve

III. AGENDA ITEM

New Agenda Items

Recreation, Parks and Cultural Affairs

[2026-0614](#) Commission District(s): 3, 5, 6, and 7
CO - Change Order No. 2 to Contract No. 1373363, Restoration and Maintenance of Athletic Fields (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of site restoration and maintenance of athletic fields. This request seeks to increase contract funds and extend the contract term through August 31, 2026. Awarded to JMB Landscaping Inc. Amount Not To Exceed: \$200,000.00.

MOTION was made by Michelle Long Spears, seconded by Robert Patrick, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 5/26/2026. The motion carried by the following vote:

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

Information provided by Christopher Bass, RPCA Director

-MLS: Motion to Approve

Community Development

[2026-0862](#) Commission District(s): All Commission Districts
An Amendment to Agenda Item #2026-0396 Changing the “DeKalb County Day Center” Venue from Peace Baptist Church to New Life Community Alliance, Inc -3592 Flat Shoals Road, Decatur, GA 30034 and Reduction in Overall Costs - \$23,077.

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 5/26/2026. The motion carried by the following vote:

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

Presentation provided by Allen Mitchell, Director Community Development

Q NM: I'd like to go back and discuss the budget slide; can you provide a break down

Response provided by Allen Mitchell, Director Community Development

Q NM: Does New Life provide council on site

AM: that is correct. Additional information provided

Q NM: Does new life provide behavioral health services?

AM: they do, but they are not connected to the state system or the range of resources like Claratel. but we've signed a contract with Claratel and received the scope of work already.

Q NM: tell me more about the state portal?

AM: it will provide clients with direct access to states programs, as a behavioral health provider by the state they have direct access.

Q NM: I'm trying to understand what they offer over Grady or Emory in terms of mental health

AM: Having spent time with Claratel Personal, we felt that they are the better option, CD Staff judgement is they are competent, and if residents are determine to need further attention assistance Claratel can provide that quickly. We will have committee Claratel staff onsite.

COO: Tey will provide a continuum of care that most, maybe outside of Grady, cannot provide. They are also local and less than 6 miles from the day center.

NM: you haven't said anything that Grady also could not provide. I asked previously for Grady to be considered

COO: Claratel is a satellite site for the state, Grady is a local/regional hospital.

NM: I would like to see the scope of work Claratel provided and ask that Grady be reviewed as a potential partner. I'd like to see a service comparison from the two providers.

Q MLS: how is transportation handled from the day center to a night shelter? Who manages that

AM: Frontline will manage the transportation

Q MLS: How do cooling and warming shelters come into play?

Response provided by Allen Mitchell, Director Community Development

Q MLS: it seems like there are gaps in the hours of service from the day center and warming/cooling centers or night shelter transfer

AM: no we are projecting to moving the hours up to bridge that gap.

Q MLS: what is the rational for day center not being open on Sundays?

Response provided by Allen Mitchell, Director Community Development

Q MLS: will pets be available to stay?

AM: We have worked with New Life to provide some capacity for pets and kids.

Q RP: Is there a plan to bridge the funding gap in transportation from total cost to what has been allocated by commissioners

AM: yes we have two contracts with Frontline that will help cover that. Additional information provided.

Q RP Can you explain the different in the 5 months different in the contract?

Response provided by Allen Mitchell, Director Community Development

NM: I still want the requested information from Grady

-RP: Motion to Approve

IV. DISCUSSION

Planning and Sustainability

[2026-0628](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to amend Chapter 24 pertaining to an excise tax on Short-Term Rentals and Chapter 27 pertaining to zoning, for the purpose of clarifying provisions. This text amendment is County-wide.

Following Items Discussed Together 0628, 0629 & 0453

Items held in Committee > No Vote

[2026-0629](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 5/26/2026 .

Following Items Discussed Together 0628, 0629 & 0453

Items held in Committee > No Vote

[2026-0453](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate); O-I (Office-Institutional); OIT (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.
This agenda item was Recommended holding in committee to the Board of Commissioners due back on 5/26/2026 .

Following Items Discussed Together 0628, 0629 & 0453

Presentation provided by Juliana Njoku, Director of Planning & Sustainability, and other Staff

Q MLS: regarding residential entertainment, this will exclude private entities, and private individuals?

JK: correct

Q MLS: The maximum events per year, was it community council or planning commission that wanted a limit of two? What was the vote?

Staff: it was the planning commission and it was an unanimous vote.

Q MLS: how will you all police advertising of events?

JK: we do plan of having a special project coordinator over this. We get lucky that residents are happy to inform us of events.

Q RP: under chronic nuisance ordinance, what about fallen trees and property damage that has been neglected?

Response provided by Juliana Njoku, Director of Planning & Sustainability

Q NM: Have you engaged with the Courts yet?

JK: not as of yet, the next phase would be including the courts. All user departments have been engaged

NM: I'd like to see the Courts engaged now rather than later, especially when we are talking about fees or leans

Q NM: what is the different between the first violation and second violation, both state they could be a warning but is the second violation a warning and fee?

JK: yes the second time around code enforcement can provide a fee, Additional details provided.

NM: I want to ensure the warning and fee structure is clear for residents. Also I'm concerned about people having family gathering being susptable to being wrapped up in this structure

Q MLS: can you define what "near" a school means when it comes to alcohol

Staff: Its in compliance with other guidelines, 2000ft from schools

NM: Lastly, who and where is this going to have the biggest impact in the County. The majority of unincorporated DeKalb is in in District 3 so I want to be aware how it will effect my district.

R Bragg: this will be on the zoning agenda on May 28th

NM: I'd like it to come back on the BOC in June 9th and return to PECS prior.

Items held in committee - no vote

Meeting Concluded At: 3:44 PM

MOTION was made by Michelle Long Spears, seconded by Robert Patrick, 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 H. Sanders-Norwood CCC, CMC