

## Minutes - Draft

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

*Commissioner Michelle Long Spears, (Chair)*

*Commissioner Robert Patrick, Member*

*Commissioner Steve Bradshaw, Member*

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Tuesday, August 13, 2024

3:30 PM

Manuel J. Maloof Auditorium

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Meeting Started At: 3:31PM

Attendees: Commissioners Long Spears, Patrick, Bradshaw, Terry

**Present**      3 - Commissioner Michelle Long Spears, Commissioner Robert Patrick, and Commissioner Steve Bradshaw

#### I. MINUTES

**2024-0986**      Commission District(s): ALL  
Minutes for the August 8, 2024 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be approved. The motion carried by the following vote:**

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

#### II. APPOINTMENT INTERVIEW

[2024-0847](#) Commission District(s): All Commission Districts  
Reappointment to the Development Authority of DeKalb County -  
Ms. Rebekah Coblentz.  
Reappointment to the Residential Care Facilities for the Elderly  
Authority - Ms. Rebekah Coblentz.  
Reappointment to the Private Hospital Authority - Ms. Rebekah  
Coblentz.

**MOTION was made by Robert Patrick, seconded by Steve  
Bradshaw, that this agenda item be recommended for  
approval. to the Board of Commissioners, due back on  
8/27/2024. The motion carried by the following vote:**

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

*-interview conducted by the PECS Committee to Ms. Coblentz*

### III. AGENDA ITEM

*New Agenda Items:*

#### Planning and Sustainability

**2024-0996** Commission District(s): 4  
RFP - Request for Proposals No. 24-500661 Stone Mountain  
PATH Trail (CDAP): for use by the Planning and Sustainability.  
Consists of assessments of existing conditions and technical  
analysis, public engagement, conceptual planning, and analysis  
report development. Recommend award to the highest scoring  
proposer: Pond & Company. Amount Not To Exceed:  
\$300,000.00.

**MOTION was made by Robert Patrick, seconded by Steve  
Bradshaw, that this agenda item be recommended for  
approval. to the Board of Commissioners, due back on  
8/27/2024. The motion carried by the following vote:**

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

*-presentation provided by Brian Brewer - Planning & Sustainability*

*Previously Heard Agenda Items:*

**Board of Commissioners - District 2**

[2024-0814](#)

Commission District(s): All Commission Districts

A Resolution to Allocate DeKalb County Funding for the Creation of a Housing Plan for DeKalb County

**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 8/27/2024. The motion carried by the following vote:**

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

*-a substitute has been provided for this agenda item*

*-information provided by Beth Stevens - Enterprise Community Partners, Elka Davidson - Coalition for a Diverse Decatur DeKalb, Natallie Keiser - HouseATL, Mariel Sivley - St. Vincent de Paul Georgia*

*-Question SB: you are chair of the Decatur Affordable Housing Task Force?*

*E Davidson: I was the chair, yes; additional response provided by Ms. Davidson*

*-Question SB: the taskforce is not currently constituted correct?*

*E Davidson: the taskforce is not, but the plan has been approved and the City has been doing a great job on executing on the recommendations*

*-Question SB: could you talk about any of the successes that the City of Decatur has had along that front*

*-E Davidson: since we provided our recommendations in February 2020, they have funded and hired their first housing planner, they have put their first local dollars into an affordable housing trust fund, they have granted their first \$300,000 to the Decatur Land Trust, they passed an inclusionary zoning ordinance, and they also passed a missing middle zoning ordinance - which allows for housing development up to four units (quadplexes) in single family neighborhoods*

*-Question MLS: regarding section A of the resolution- we were advised not to do a 10-20 year plan; could someone speak to that?*

*-responses provided by Ms. Keiser*

*-Question MLS: regarding the recommendation for a gap analysis, could you discuss the reason why that may be included in the housing plan?*

*-responses provided Ms. Keiser*

*-Question MLS: in your opinion could we conduct a gap analysis prior to the preparation for a housing plan? I'm looking to seed this initiative before we get kicked off with as much data and information and previous reports as possible*

*-responses provided Ms. Keiser, and Ms. Davidson*

*-Question MLS: regarding section G of the resolution - could you discuss what the capital resources for affordable and access to housing could be?*

*-responses provided by Ms. Davidson, Ms. Keiser*

*-TT: regarding section E of the resolution, I wanted to see if there would be any interest in a specific call-out for the 30-80% AMI range - this is a specific target range that Dr. Rich's Emory Housing Study did show that half of the 30% AMI stock would be projected to disappear in the next 10 years; that is one small edit I would suggest*

*-TT: the second suggestion is a specific call-out that could go under section C or G of the resolution that references "supportive housing" and "transitional housing"; additional comments provided by Commissioner Terry*

*-MLS: thank you for those suggestions - I am amenable to both of them*

*-Question RP: from the staff perspective - what does our comprehensive plan not do that this resolution is supposed to do?*

*-response provided by Director Hudson - Planning & Sustainability*

*-additional information provided by Larry Washington - Long Range Planning*

*-Question MLS: Mr. Williams within the substitute we're asking for securing a third party vendor to initiate the housing plan. Do you have any thoughts or feedback on how a process would look in securing two vendors instead of one?*

*-response provided by COO Williams*

*-Question TT: will there be syncing between the housing plan and the zoning aspects, considering community engagement for the zoning reform? Are there conversations on how we will sync those aspects?*

*-response provided by COO Williams*

*-Question TT: will the Planning Department be running it in terms of the vendor for the contract?*

*Z Williams: that's my thought; they'll be paying for it*

*-RP: motion to approve the substitute, with friendly amendments (addressing parts C and part E of the resolution)*

[2024-0815](#) Commission District(s): All Commission Districts  
Ordinance to Amend Chapter 27 of the Code of DeKalb County, Georgia, as Revised 1988, and for Other Purposes  
**MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 8/27/2024. The motion carried by the following vote:**

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

*-information provided by Rachel Bragg - Planning & Sustainability  
-SB: motion to defer to November Zoning meeting (November 21, 2024)*

#### **Board of Commissioners - Super District 6**

[2023-0835](#) Commission District(s): All Commission Districts  
A Resolution to Commit to the Transformation of the South River Forest by Adopting the Recommendations of the “Explore South River Forest” Report and For the Administration to Prepare and Deliver an Implementation Plan  
**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/27/2024. The motion carried by the following vote:**

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

*-a substitute has been provided for this agenda item -information provided by Commissioner Terry*

[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  
**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 8/27/2024. The motion carried by the following vote:**

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

*-information provided by Commissioner Terry*

#### IV. DISCUSSION

Phase I & II DeKalb Village Conservation Community Study

*-presentation provided by Commissioner Terry*

*-Question SB: what are you looking for today in terms of action?*

*-TT: no action requested today; this is something that will probably be discussed in the zoning rewrite. Additional information provided by Commissioner Terry*

*-Question RP: regarding land use, if you could get me the shape file for that specific page on the presentation?*

*-TT: yes John Tulley at Kimley Horn prepared this information and I will work with him to get that over to you*

Meeting Ended At: 4:37pm

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

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

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Barbara H. Sanders-Norwood CCC, CMC