

**Minutes - Draft**

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

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Tuesday, May 10, 2022

2:00 PM

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*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: 2:01PM

Attendees: Commissioners Johnson, Davis Johnson, Rader, Patrick, Cochran-Johnson

**Present**      3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and  
Commissioner Mereda Davis Johnson

**I. MINUTES**

**2022-1580**      Commission District(s): ALL  
Minutes for the April 26, 2022 Planning, Economic Development,  
and Community Services Committee Meeting

**MOTION was made by Mereda Davis Johnson, seconded by  
Jeff Rader, that this agenda item be approved. The motion  
carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and  
Commissioner Davis Johnson**

- 2022-1595** Commission District(s): ALL  
Minutes for the May 2, 2022 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be approved. The motion carried by the following vote:**
- Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson**

## II. AGENDA ITEM

### *New Agenda Items:*

- [2022-1326](#) Commission District(s): ALL  
SS - Playground Equipment Installation at DeKalb Memorial Park: for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). Consists of the installation of playground equipment at DeKalb Memorial Park. Awarded to: Playworld Preferred. Amount Not To Exceed: \$193,916.68  
**This agenda item was no official recommendation**
- [2022-1502](#) Commission District(s): 2 & 6  
COOP - Cooperative Agreement for Playground and Outdoor Fitness Equipment, Site Accessories, Surfacing, and Related Products and Services: for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the purchase, installation and all things ancillary for playground and outdoor fitness equipment. Awarded to: Kompan, Inc. Amount Not To Exceed: \$199,676.42.  
**This agenda item was no official recommendation**

2022-1524 Commission District(s): Districts 3 and 6  
NH Scott Recreation Center Donation From Atlanta Hawks  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/24/2022. The motion carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson**

*-information provided by Director Ellis*

*-Question LJ: recording studios are popular with teens; are there opportunities for them to learn those skills?*

*C Ellis: We're a little cramped in this space currently, but it is definitely something we're interested in*

*-MDJ: Redan Rec should be able to accommodate such recording*

*C Ellis: we may be able to work something out with the Boys and Girls Club as well; but yes that space may make a lot more sense*

*-Question JR: does this require special training or supervision to use this music equipment?*

*C Ellis: that would require training*

*-JR: at Callanwolde they were having a hard time resourcing it to be utility to the program; you may want to inquire with the team at Callanwolde at how that worked out. Ceelo Green was a part of that program at the time*

*-MDJ: I think it's something we should look into to; it would be something that would attract teens in this area; if we could tap into our entertainment and arts program we have in DeKalb, I'm sure they could help us facilitate that or give direction. Director Ellis I would like to talk further with you on that, the possibilities, and the funding of it. If I have it in my budget, it's something that I would consider*

*-LJ: this is an opportunity to reposition the rec centers*

*Previously Heard Agenda Items:*

2022-1190 Commission District(s): All  
Recreation, Parks and Cultural Affairs 10-Year Master Plan  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/24/2022. The motion carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson**

*-information provided by Director Ellis*

*-Question RP: regarding references back to the 2050 plan, I want to make sure those comments were added. As well as reference to the PATH foundation studies they've done along the I-85 corridor.*

*-LJ: Director Ellis please circulate this back to the Commissioners prior to the next meeting*

2021-2851 Commission District(s): All  
A Request to Consider Establishing an Annual Traffic Count Program  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 5/24/2022 .**

*-D Pelton: we will have a final product for you to review in 30 days  
-held in committee*

### III. DISCUSSION

#### Sams Street & Purchasing System Process Update

*-information provided by Director Baker  
-Question LJ: regarding permitting system process update, if you all come back every other month to get the kinks out; could you come back next meeting to discuss where we are today compared to where we were last year. The types of systems we are  
-A Baker: I can provide a presentation updates on the contract for Hansen; I have the numbers regarding the work we've done in the past months. Regarding personnel we've been able to fill some of those vacancies; we have that information and can share it with you next meeting  
-LJ: on other website there is a chat function where users can interface with staff; is that too far fetched to do?  
A Baker: I think we can definitely look into that; additional information provided by Director Baker  
-information provided by Director Matelski  
-MDJ: with those features you don't necessarily need a live person; there are many possibilities with the chat feature  
-JR: there is a high volume of constituent requests as it relates to things; I don't know if there is a means to develop a bigger feedback loop so inquiries don't come to the commissioners  
-Question RP: you discuss reviewers in one of the slides; as someone who used to do reviews, it seems a lot. Have you considered hiring additional reviewers, and what type of reviews are they?  
A Baker: each one is different. Additional information on the types of reviews provided by Director Baker  
A Baker: we have almost a full staff; it will be interesting to see the number of reviews we have moving forward and how many are completed  
-RP: if additional staff is needed to ensure the permits are provided, that may be an approach the county may consider  
-Question LCJ: these enhancements will cure the issue of users believing they can move forward with an incomplete application? How long will it take for that process to be implemented? Regarding upgrades being done, are we sticking with Hansen and will it be more user friendly compared to other jurisdictions and their application processes?  
A Baker: yes that's correct. This time around we're working very closely with IT to identify issues and take the best course forward. We believe the system we're doing in phase 1 will fix issues customers are having with phase 1. that should happen in July. The fix for phase 2 should happen in September. We're not sticking with this particular one. Additional information provided by Director Baker. In our next update we will present more clearly the enhancements and how those systems should fix the problems we've had and validate some of the time schedules.  
-LJ: Mr. Baker you'll be back in 30 days with an update?  
A Baker: yes sir I will  
-additional information provided by COO Williams*

#### Text Amendment: Auto Brokers & other auto uses

*-information provided by Brandon White - Zoning  
-Question LJ: how do you delineate the type of signage and licenses needed?  
B White: That is part of the process; additional information provided by Mr. White  
LJ: they should be required to delineate whether they are a broker or a car dealership  
-additional information provided by Director Baker  
-JR: motion to recommend approval of the text amendment changes  
Second MDJ  
Vote: yes unanimous*

#### Small Box Discount Retail Stores

*-information provided by Director Baker, Brandon White*

*-LJ: if there are questions from individual commissioners please provide a document with the responses from staff*

*-Question LJ: we need something that allows the customer/individual that sees the trash - a number to call that is big and easy to find; an immediate person beside the manager that can get the action done*

*-JR: that's a mechanism often used on construction sites*

*-Question JR: as it relates to surveillance cameras, you may want to incorporate across the board where we are referencing an acuity standard*

*-Question JR: regarding covered/obscured, do that allow any coverage?*

*B White: as it relates to devices for preventing crime; we address signage in other sections. We require 30% standard here*

*-LCJ: there are several of our dollar stores that would immediately be considered as a high risk business. We haven't yet adopted the surveillance ordinance that has been introduced; I'm not sure if it's necessary to define all dollar stores as a high risk business. Whatever we're doing in the spirit of uniformity, we need to ensure it includes the 4 MP to ensure we get clear and concise footage*

*-Question LJ: regarding unintended consequences, this will be the only retail establishment of what can be high risk, or will this be across the board?*

*A Baker: Planning and Law have been in constant conversation linking the two documents together*

*-additional information provided by Attorney Welch*

*-M Welch: cross references to one another will be included in each documentation. We are paying attention to both legislation and intend to tie them together in their final forms*

*-LJ: designating businesses as high risk could lead to unintended consequences that target communities of color*

*-Question MDJ: I have some of the same concerns as Commissioner Johnson. I would like to see it as a designation across the county regarding a more definitive definition. We should look at unintended consequences when we view subjectively what is high risk and what is not*

*-LCJ: I would urge everyone to read the legislation; it in no way labels any area. It does not transfer to another business if they should come. Additional information provided by Commissioner Cochran-Johnson.*

*-Question MDJ: are there Police stats behind your comments?*

*LCJ: to substantiate, I used that location at Redan as an example, because everyone is aware of the multiple incidents of crime that have occurred at that location. But across the county, the data shows that the highest incidents of crime are occurring at our gas stations*

*-MDJ: not placing the statistics behind it, to me, would be a little subjective. There could be unintended circumstances when we say that this is a high crime area when we don't have the stats*

*-LCJ: at Redan, we are aware of the incidents that have occurred there. It was out of the cries of the community that we initially sat down to have this conversation; this example is just a statement of how this conversation started; I don't feel in any way that it labels the community. There have been multiple acts of violence at that one location*

*-information provided by Director Baker on the extension of the moratorium to July 31, 2022, as the current moratorium is slated to end on May 31, 2022*

*-information provided by Attorney Welch on the agenda item process for the moratorium*

*-LJ: I'm seeing a phenomenon of food marts pop up. How are they able to open up? They are like mini-dollar stores in a sense*

*A Baker: I want to get with our Law department and discuss the definition. The food marts that are popping up, I did get your question regarding that. We will get back with you on that*

*-Question JR: so the food marts don't require a SLUP to get a beer and wine license?*

*LJ: they are not selling that; but I know that is going to come up next. We will be looking forward to an extension of the small box moratorium coming forward*

*-MDJ: I'd like to ask - there is activity at the corner of Wesley Chapel and Snapfinger Road. Director Baker are you familiar with what is happening at that corner?*

*A Baker: I will call you immediately following this and get you an answer*

Meeting Ended At: 3:21PM

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

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson**

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Barbara H. Sanders-Norwood CCC, CMC