

**DRAFT -Minutes**

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

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

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Tuesday, April 22, 2025

2:00 PM

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Meeting Started At:2:34 PM

Attendees: Commissioners Terry, Long Spears, Patrick

**Present**        2 - Commissioner Michelle Long Spears, and Commissioner Ted  
                         Terry

**Absent**         1 - Chairperson Nicole Massiah

**I. MINUTES**

**2025-0564**      Commission District(s): ALL  
Minutes for April 3, 2025, Planning, Economic Development, and  
Community Services Committee Meeting,  
**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be approved. The motion carried  
by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Terry

**Absent:** 1 - Chairperson Massiah

**II. AGENDA ITEM**

*New Agenda Items*

**Human Services**

2025-0434 Commission District(s): All  
Acceptance of Federal Transit Administration (FTA) 5310 Funds  
from the Atlanta Regional Commission in the Amount of  
\$195,786.38 for Transportation - at a cost to the County of  
\$48,946.60.

*Item approved at BOC Meeting, no discussion necessary*

**Recreation, Parks and Cultural Affairs**

2025-0500 Commission District(s): All districts  
To authorize an increase of the fee/deposit schedule used to reserve  
RPCA's facilities.

**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be recommended for deferral to  
the Board of Commissioners, due back on 5/13/2025. The  
motion carried by the following vote:**

**Yes: 2 - Commissioner Long Spears, and Commissioner Terry**

**Absent: 1 - Chairperson Massiah**

*Chair Massiah has asked for this item to be deferred for two weeks to be involved in  
discussion. Q TT: IS this related to the vendors that run the facilities or is this separate?  
Ellis: We manage all of these. Gold and tennis is sperate*

*-MLS: motion defer for two weeks with another stop in PECS*

**Board of Commissioners - District 2**

- 2025-0485** Commission District(s): All  
A Resolution of the DeKalb County Board of Commissioners  
Expressing Continuing Support for DeKalb County's Immigrant  
Communities, Recognizing the Positive Economic and Cultural  
Impacts of DeKalb County's Immigrant Communities and  
Welcoming Additional Immigrants to DeKalb County and Its  
Thriving Immigrant Communities  
**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be recommended for approval. to  
the Board of Commissioners, due back on 5/13/2025. The  
motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Terry

**Absent:** 1 - Chairperson Massiah

*Information provided by Commissioner Long Spears*

*Additional context provided by Interim Attorney Matthew Welch*

*-MLS: motion to approve*

**Board of Commissioners - District 3**

- 2025-0521** Commission District(s): All Commission Districts  
A Resolution in Support of Adoption of the Specific  
Recommendations Outlined in the DeKalb County Racial Equity  
Study  
**This agenda item was recommended holding in committee to  
the Board of Commissioners due back on 5/13/2025 .**

*Commissioner Long Spears has recused herself from a vote on this item until she received further  
guidance from Law department.*

*Item held in Committee*

*Previously Heard items*

**Board of Commissioners - District 2**

[2024-0815](#)

COMMISSION DISTRICT(S): All Districts

A Resolution To Amend Chapter 27 To Reduce The Minimum Unit Size For Single-Family Dwelling Units In Single-Family R-75 (Residential Medium Lot-75) And R-85 (Residential Medium Lot - 85) Zoning Districts.

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/13/2025. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Terry

**Absent:** 1 - Chairperson Massiah

*Information provided by Commissioner Long Spears*

*Q MLS: When was is item last heard in committee, was it ever approved?*

*S McGraw: it was heard in committee in November 2024 without a recommendation in committee and deferred to the Zoning Agenda*

*Q MLS: what would be the purpose of holding it in committee, could we approve it and bring the item back if needed?*

*M Welch: What comes from committee is a recommendation, if the committee is comfortable making a recommendation on the item in its current format, that is perfectly acceptable. There is a hybrid situation here because it is also a zoning meeting and will need to follow that process.*

*Q TT: this is for Planning Staff, do you have any further thoughts about a targeted approach to specific lots? R Bragg: The reason staff has taken our position is because we do believe more research could be done but that research should be done through our zoning code update, allowing for a more holistic review. We are concerned there may be unintended consequences. Further Comments provided.*

*Q TT: but changes proposed are just to the table,*

*R Bragg: yes but the table interacts with other components, like lot coverage. Focusing on one standard doesn't allow us to consider how it may impact other standards and requirements including expanding the variety of housing.*

*Q TT: when do we expect the notice to proceed to be released to the vendor for the rewrite?*

*B White: in a few weeks.*

*Q TT: What would be the possibilities of the vendor, as they begin their research, provide feedback on the item? Additional comments provided.*

*MLS: I fail to understand why this could not be passed in the intern as the rewrite begins. Our goal is 2 years but I've heard it could as long as 6 years. Additional comments provided.*

*B White: staff would like some clarity on what you would like to see in the text amendment, we can do our best.*

*R Patrick: I appreciate the sentiment, but I don't believe it will achieve the intended goal and can hurt property values.*

*Q TT: Do we know the number of vacant lots in this category in unincorporated DeKalb? What I'm envisioning is for infill lots. It would be good to have that data. Please connect with Calvin Hicks, they could already have that data.*

*R Bragg: There are a number of solutions we could come up with but our concern is duplicated efforts as we are about to start a holistic review. We have to ask how do we spend our limited staff resources on all these projects.*

*Q RP: The previous planning director stated the ratio of planners to plan reviews was 1:77 has that changed at all?*

*C Hudson: it probably has reduced some*

*TT: I think we can do some quick analysis in the next two weeks with GIS and Property appraisal, to get that information.*

*-MLS: motion to defer for 2 weeks*

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

2023-1137

Commission District(s): All Commission Districts  
Allocate an amount not to exceed \$300,000.00 to the following organizations for the provision of comprehensive reproductive care and access to Plan B for women in DeKalb County:

1. Feminist Women's Health Center (FWHC) - amount not to exceed \$250,000.00
2. ARC-Southeast - amount not to exceed \$50,000.00.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/13/2025. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Terry

**Absent:** 1 - Chairperson Massiah

*Information provided by Commissioner Terry*

*TT: COO Williams, will you speak to the CEO about this funding item, I recognize her executive order for a funding freeze at the beginning of this month. I would like to put this forward to midyear consideration by the administration. How long would you need?*

*COO Williams: what is the funding source? General Fund?*

*TT: It could be general fund because it would be open to all dekalb residents.*

*TT: I'd like to defer it out to line up with midyear considerations. What is that timeline?*

*COO Williams: 60 days would do it.*

*Sigler: July is when the mileage rates are finalized, the item usually comes to the board at the end of June.*

*Q TT: what is the committee schedule for mid-year considerations?*

*Response provided by Marcus Allen, BOC Central Staff*

*MLS: motion to defer for to the second PECS meeting in May (May 29th)*

### III. STATUS UPDATE

#### Human Services Community-Based Violence Intervention Plan

*Presentation introduced by Damon Scott, Director of Human Services and Debra Furtado, Human Services project manager*

*Presentation provided by Quinones "Q" Corniel, Associate Director of National Programs at Cure Violence Additional information provided by Dr. Charles Elliott, Director of Data Management at Cure Violence Global Question TT: what is the boundary outlines, are those census tracks?*

*C Elliott: That is correct, additional details provided.*

*Question MLS: How many people in the hot spot areas do you serve?*

*Scott: this will be a part of the needs assessment that is to come in phase 4. We will be looking at the population to assessing area strengths and other root causes of violence*

*Q MLS: What else can we expect in the phase 4 report?*

*Furtado: assess mapping, an understanding of community assets and what are we lacking in those areas.*

*Q MLS: the funding slide you have county and state funding merged together; what grants if any are pending right now?*

*Furtado: we just received a grant from NACHO for \$50,000. That was just approved by the committee and board last month.*

*Q MLS: is your grant seeking internal or through the grants office?*

*Furtado: we partner with the office when it comes to compliance but we look for the funds internally.*

*Q TT: The areas you have highlighted on this map, do they have offices of violence prevention?*

*C Elliot: many were joint offices but many had local collaboration with local jurisdictions, cities and counties alike.*

*Q TT: I'm interested in better understanding that delta of what is happening nationally verse what the Office of Violence Prevention is responsible for.*

*C Elliot: one thing the model does well looks at the communities at a neighborhood level allowing us to compare crime trends since covid and before. Each neighborhood we focused on are long standing hot spots, including DeKalb's.*

*Q TT: in terms of the study areas, are we using this grant as a violence prevention office, or could it be more robust?*

*Furtado: the pilot program that is under development will help target these identified hot spot areas.*

*Q TT: why are schools highlighted on the map?*

*Furtado: it is a reference point to help people understand where these areas are. Additional comments provided by Human Services Staff*

*Q TT: what is the age range we are targeting through this grant?*

*Furtado: we are working with high school students, specifically Redan and McNair, that are identified with high risk.*

*Q TT: on slide 17 - it outlines the cost of violence, is this all government entities that are touching these crimes or is it just entities through the justice system.*

*C Elliot: it's a cost estimate of the entire sentence*

*TT: could we get the DeKalb County cost in relation of investigating and adjudicating these crimes and cost of risk.*

*Q TT: on slide 17 - it outlines the cost of violence, is this all government entities that are touching these crimes or is it just entities through the justice system.*

*C Elliot: it's a cost estimate of the entire sentence*

*TT: could we get the DeKalb County cost in relation of investigating and adjudicating these crimes and cost of sentence. I think it would be good data in discussion with our state legislatures.*

*Q TT: So is the recommendation to finish out the grant funding through 2025 and get a recommendation of funding in 2026?*

*Furtado: yes. We have to finish the parameters of this grant first. Asking for DeKalb specific cost analysis is another grant. Additional logistical details provided.*

*TT: I would be interested in the overlays of extended stay hotels, and other dangerous dwellings within these hot spots.*

*Furtado: we are in agreement in wanting to understand that overlap.*

*TT: you all should connect work with Dr. Kimbal when it comes to extended stays and apartment complexes. The PECS Committee used to hear apartment inspection reports about some of the most egregious areas.*

*Q RP: Commissioner Terry mentioned the business types in area, with the hot spots, could you connect with planning department to get that list. IT would help provided a more holistic review*

*Furtado: yes, we have staff from planning in our steering committee.*

*RP: I've heard that less trees correlate with an increase in crime. It might be another layer to consider is the tree canopy in these hot spot areas.*

*Q RP: How did you determine the appropriate area for intervention in these hot spots? Details provided by Dr. Charles Elliott, Director of Data Management at Cure Violence Global*

*Q RP: Slide 17, the cost of murder is that cost the clean-up of a scene?*

*Furtado: Correct*

Committee Goals

*Not heard in committee*



Meeting Ended At:3:48 PM

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be adjourned meeting. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Terry

**Absent:** 1 - Chairperson Massiah

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Barbara H. Sanders-Norwood CCC, CMC