

DRAFT Minutes

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

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Ted Terry

Tuesday, October 28, 2025

2:00 PM

Meeting Started At: 2:03 PM

Attendees: Commissioners Massiah, Terry, Long Spears, Bolton, Patrick

I. MINUTES

2025-1522 Commission District(s): ALL
Minutes for October 14, 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: 3 - Chairperson Massiah, Commissioner Long Spears, and
Commissioner Terry**

II. APPOINTMENTS

[2025-0992](#) Commission District(s): All Commission Districts
Reappointment to the Historic Preservation Commission - Mr.
Dennis McConnell.
**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 11/10/2025. The
motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and
Commissioner Terry**

-interview conducted by the PECS Committee of Mr. McConnell

-MLS: motion to approve

2025-1199

Commission District(s): All Commission Districts

Appoint Mr. Mike Cooper to Post 6 of the DeKalb County Public Library Board of Trustees.

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 11/10/2025. The motion carried by the following vote:

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

-interview conducted by the PECS Committee of Mr. Mike Cooper

-MLS: motion to approve

III. DISCUSSION

Data Center Text Amendment

Presentation provided by Planning and Sustainability Staff; Tricia Prevost & Eva Chauveau - Long Range Planning Team

Q NM: Does the ordinance include some type of inspection component for the data center itself? That something I am getting a lot of feedback from the community on

Prevost: not specifically however by requiring all these requirements we have the documentation ahead of time should an inspection need to occur.

Q TT: Regarding the boarder around interstates; can you provide a GIS map outlining that requirement? Can you also describe in more detail the offset of energy/water usage

Chauveau: it provides parameters to whatever solutions the vendor may propose on site. There are several options they could implement to help offset usage to cool the facility.

TT: I would suggest breaking apart that 45% requirement and break them down into the categories of water and energy because there are several buckets to those that might help vendors better reach that threshold and incentive. Because we have this big arts initiative; Could there be a possibility to and an art aspect to these requirements going through the arts council and contract local artists, especially if its visible from a roadway. MLS: Regarding the architectural requirements; how did you get these numbers?

Chauveau: a lot of this comes from conversations with developers. Also it does help sustainable efforts to build up instead of out.

Q MLS: what is a minor data center?

Prevost: anything up to 20,000 square feet. Additional details provided.

Q RP: my first question regarding the buffers; do we have those standards in any ordinances now?

Prevost: yes, however up to 500 feet I'm sure but we do have those requirements.

Q RP: My thought is we keep in line with other ordinances so we have some way to defend it if need to down the line. Are you asking for an LDP with the SLUP?

Prevost: yes some of these are required in land development process however; it's really coming down to community feedback

Q RP: I am in support and think it is a great idea. Additionally, are there any other M1 or M2 usages that have a building height requirement?

Bragg: right now, this would be the only use to have a height requirement

RP: if this was not in place you would still have other requirements to be courteous to neighbors instead of a hard line measurement?

Bragg: yes we do have a height buffer which provides parameters for how high you can go depending on the community around you.

Q RP: Then my suggestion would be to reference that in the language. if we are anticipating the use of this much power; how do we enforce testing requirements per month?

Bragg: the same way a noise ordinance would be enforced. If an issue is brought to our attention a review would be conducted and then It would go through code compliance or Police for enforcement.

Q RP: how many SLUPS are there currently for M1 and M2?

Bragg: I can get that however, it's not unique to data centers; there are a number of things in heavy industrial that requires SLUPS. Examples provided. However we are not asking for a SLUP if a vendor is trying to redevelop an already industrial zoned lot. That is our way to steer them to those areas.

Q LB: when it comes to water consumption; my concern is if we regulating thermal pollution and the temperature range of that release?

Prevost: EPD has regulations around that, we would follow those.

Q LB: if we get concerns we would submit a report to EPD?

Prevost: Correct

Q LB: are we requiring record keeping and is there a length of time on storage of that information?

Prevost: Not at the moment but it is a good suggestion for us to look at.

Q TT: on the generating testing; a lot are tested remotely - if that is a system used then that could be audited. I agree we can't rely on someone just being out there so I would hope there would be a way for us to "Trust but verify"

Chauveau: Power secure under Georgia Power does monitor that however they only monitor tier 4 units.

Q TT: why are we accepting tier 3 then? Could we make a requirement based on the size of the center? Response provided by Planning Staff

TT: my final point is that we should have some commitment to the community that we will follow the trends and if something comes up that is better technology or more efficient we will update our requirements. Are you all committing staff to keeping up with this trend?

Bragg: yes we are. Also Part of our goal is to allow for flexibility in the process is that as technology gets better we will be able to update our requirements without having to conduct early rewrites.

NM: I would like us to come back to discuss decommission of these centers

Bragg: yes we are requiring a decommissioning plan from any application.

RP: Could we have a requirement that says we have excess water capacity so that after decommission occurs the site could be used for food processing or housing?

Bragg: its a great idea we could look into.

IV. AGENDA ITEM

Previously Heard Items

Board of Commissioners

[2024-1237](#)

Commission District(s): All Districts

A Request for the Director of Planning & Sustainability to amend the DeKalb County Nuisance Ordinance to Add a Closure of Chronic Nuisance Properties Ordinance Chapter.

This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2024-1238](#) Commission District(s): All Districts
An Ordinance to Amend Chapter 18 of the Code of DeKalb County, Georgia, as Revised 1988, to Add a New Article IX Related to Blighted Property to Allow A Millage Rate Increase for Blighted Properties and Other Purposes.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2024-1239](#) Commission District(s): All Districts
An Ordinance to Amend the Code of DeKalb County, Georgia, As Revised 1988, Chapter 18, Article III, Property Maintenance to Establish Minimum Standards for Vacant Property, Require Property Owners to Apply for a Board-up Permit, and for Other Purposes.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2024-0935](#) Commission District(s): All Commission Districts
Resolution Establishing an Affordable Housing Trust Fund for DeKalb County, Georgia
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2024-1548](#) Commission District(s): All Commission Districts
A Resolution by The Board of Commissioners of DeKalb County Designating 1/8th of the Hotel-Motel Tax Revenue for An Affordable Housing Trust Fund Beginning in 2025, Pending Fund Approval
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

New Agenda Items

WorkSource DeKalb

[2025-1471](#)

Commission District(s): All Districts

Approval of one-year lease extension amendment to standard rental agreement, dated December 1, 2012, between DeKalb County Government and Cherians Real Estate, LLC. The amendment extends the lease through December 31, 2026, and increases the 2026 rental rate to \$515,954.25 and adds a provision for WorkSource to pay an estimated \$68,000 for utilities totaling \$583,954 for 2026.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

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

Information provided by COO Williams

-TT: motion to approve

Community Development

[2025-1446](#)

Commission District(s): All Commission Districts

Contract with Frontline Response to provide unhoused assistance services to include the implementation of the Unhoused Navigator and warming & cooling center services, as well as permanent housing transition services. For an amount not to exceed \$990,000.00.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

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

*Information provided by COO Williams & Tommy Phillips, Community Development
Substitute provided to commissioners*

Q MLS: How did we get to a reduction from \$990,000 to \$420,000?

Response provided by Mr. Phillips, Community Development

COO: we will be providing hot meals at both locations

Q MLS: I'm still stuck on how you came up with the reduction; when I do some math with these line items I do not get the proposed \$420,000. What is provided now is the sum for operations of 7 locations with one being a back up location. I would definitely like to see a budget breakdown before the November 10th Business meeting

Phillips: we tried to consolidate to reduce county staff and depend more on frontline staff. DEMA used to do sole management of the warming and cooling centers now it will be frontline. Additional details provided.

MLS: I would also like to hear from human services, my understanding is they used to staff provide transportation and services for these centers. If frontline takes over staffing will they be able to comply with standards.

COO: I envision human services will have staff their however the responsibility will fall more on frontline, not county staff. We will have final sign off for services.

NM: Let's get answers to these questions by Commission Spears in writing ahead of the BOC Meeting

RP: I would also like an updated breakdown of funding.

MLS: this summer there was an analysis for the warming centers released by human services to the governing authority. I want to highlight their recommendation that the current geographic locations of 6 centers were insufficient. I would ask that this be reviewed ahead of the business meeting.

TT: I would also like to see the contract as well.

-TT: motion to approve substitute in the amount of \$420,000 with the request for additional information be provide before the next business meeting

2025-1497

Commission District(s): All

Approval of Contract with Habitat for Humanity DeKalb using HUD - HOME Investment Partnership Program, Community Housing Development Organization (CHDO) Funds - \$1,050,000.00

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

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

Presentation & Information provided by Alma Cooper, Community Development

Comments provided by Commissioner Long Spears

Comments provided by Director Steele - Habitat for Humanity

Q TT: Based on the presentation the priority is rehabilitation and not rebuilding, it is mostly about impacting blighted homes?

Steele: We are working with the landbank with properties already owned, we will not be working on new builds.

Q TT: are you allowed to rebuild the same square footage?

Steele: that varies with municipalities. I would need to come back to you

Q TT: Ms. Bragg, can you respond

Bragg: there are a couple of codes that apply here; we have allowed rebuilds to meet the previous home requirements.

Q TT: Can we get this broken up by commission district; including super districts.

A Cooper: yes we have that data, Habitat is focused on south dekalb in districts 3 and 5. it is up to habitat to make the final decision

Q LB: is it always homefunds allocated or have other funds been allocated in this partnership?

A Cooper: just homefunds

Q LB: how many homes can you project will be rehabilitated with this funding?

A Cooper: its conditions on the market, they have provided us 6 homes with acquisition price around \$25-\$30,000 however we don't know the final costs

Comments provided by Commissioner Patrick

Q NM: what make you decide on the properties in district 3 & 5

Steele: that was helped determined by our work with the land bank

Q NM: how do you determine developers?

Steele: Habit is the developer, it is a combination like electrical or other licensing's needs we will use corporate partners or volunteers. Outside developers are reserved for new builds

Q NM: and how is that determined?

Steele: we post RFPs

-TT: motion to approve

Human Services

2025-1502

Commission District(s): All

Acceptance of a Grant in the amount of \$877,856.00 from the Georgia Department of Public Health for the DeKalb Maternal Infant & Early Childhood Home Visiting (MIECHV) Program - At No Cost to the County

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 11/10/2025. The motion carried by the following vote:

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and
Commissioner Terry**

Information and Presentation provided by Director Damon Scott - Human Services

Q MLS: will there be any impacts for you since we are voting on this past October 1st?

Scott: no problems here

Q MLS: is this reserved for just entities that serve unincorporated or all of DeKalb including municipalities

Scott: both

-MLS: motion to approve

2025-1511

Commission District(s): All

Awarding of the 2025 Human Services Grants to Local Non-Profits- At
a Cost of \$559,609.00 to the County

**MOTION was made by Ted Terry, seconded by Michelle Long
Spears, that this agenda item be recommended for approval upon
receipt of additional information to the Board of Commissioners,
due back on 11/10/2025. The motion carried by the following vote:**

**Yes: 3 - Chairperson Massiah, Commissioner Long Spears, and
Commissioner Terry**

Items 2025-1511 & 2025-1512 discussed together

Information and Presentation provided by Director Damon Scott - Human Services

Q TT: regarding slide 10 with the base grants; can you expand the scoring calculations?

Scott: its an effort to provide fairness and the amount of money left

Q TT: Couldn't you increase the baseline based on the budget? What about equity or impact? For example we give a lot of money to goodwill of north Georgia but the impact could be greater by the local food bank for example. I've asked before for this equation to be reviewed.

Process details provided by Debra Furtado, Human Services

Q TT: I don't have a problem to move forward but we as the board can increase the grant but request a comprehensive review of the program and come back with a different mythology

NM: I'm not opposed to increasing the funds, to \$609,000 and recommended the review but I don't want to put forward an unfunded mandate on the department

Q MLS: do you have an supporting documents for other funding scenarios ?

Scott: yes we actually did an analysis and we can provide that

Q MLS: So if it was million for 50 nonprofits then \$20,000 each?

Scott: yes

Q RP: Have you considered reviewing other jurisdictions; that could be something for this committee to come back and review.

Q LB: Slide 8, we saw 19 organizations that support youth and I would image they overlap; it seems that it may not be ideal - I would image there are 10 that have highest impact and maybe the remaining candidates could partner with awareness; which would go to Commissioner Terry's point of impact

Furtado: yes the point is well taken and we have seen example of that. Additional details provided

-TT: motion to approve; request the award amount be increased to \$650,000 and administration to outline the budgetary changes; with a commiserate amount be set aside for a veterans assistance program

2025-1512

Commission District(s): All

Awarding of the Victim Assistance Grants for 2025 to State Certified Victim Assistance Non-Profit Agencies-Transfer Funds from the Victim Assistance Fund 206 to the Human Services Grant Fund-Cost Center 67510- At a Cost of \$200,000.00 to the County

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 11/10/2025. The motion carried by the following vote:

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

-TT: motion to approve

Recreation, Parks and Cultural Affairs (RPCA)

- [2025-1206](#) Commission District(s): ALL
CO- Change Order No.4 to Contract No. 1323040 Comprehensive Trail – Greenway Master Plan (Multiyear): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of providing professional planning services, to include the creation of a comprehensive master plan that will incorporate expansion and creation of future greenways within the County’s existing network of over 33 miles of greenways. This request seeks to ratify a previously provided contract term increase. This request also seeks to extend the contract term through December 31, 2025. Awarded to: Toole Design Group, LLC. CONTRACT TERM INCREASE ONLY.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

- [2025-1306](#) Commission District(s): ALL
CO - Change Order No. 1 to Contract No. 2000041 and Change Order No. 2 to Contract No. 2000037, Architectural and Engineering Services for Recreation, Parks, and Cultural Affairs (RPCA) (Multiyear): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). Consists of providing on-call architectural and engineering design services. This request seeks to increase contract funds to support Corps Water Infrastructure Financing Program (CWIFP) application. Awarded to American Engineers, Inc. and Kimley-Horn & Associates, Inc. Total Amount Not To Exceed: \$1,264,700.00.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2025-1370](#) Commission District(s): ALL
CO- Change Order No. 1 to Contract No. 1301248 Feed, Hay and Shavings for Little Creek Horse Farm (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of the purchase and delivery of feed, hay, and shavings for Little Creek Horse Farm. This request seeks to ratify a previously provided contract term increase. This request also seeks to extend the contract term through August 31, 2026. Awarded to: Conyers Pet and Livestock Supply, Inc. dba The Stock Market. Amount Not To Exceed: \$200,000.00.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2025-1492](#) Commission District(s): All Districts
To approve The American with Disabilities Act (ADA) Transition Plan prepared for Recreation, Parks, and Cultural Affairs by Bureau Veritas
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

[2025-1494](#) Commission District(s): All Commissioners
To Approve The 2025/2026 Agreement with DeKalb County School Nutrition Services For \$70,470.00 To Furnish After School Snacks For The Department Of Recreation, Parks And Cultural Affairs
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

Board of Commissioners - Super District 6

- 2025-1523 Commission District(s): All Commission Districts
A Budget Amendment to Increase the General Fund, Community Development Fund to Fully Fund and Expand the Street Outreach Team, Ensuring All Employees are Full Time and Entitled to the County's Full Benefit Package and to Expand the Street Outreach Team by Two Additional Individuals.
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

- 2025-1528 Commission District(s): All Commission Districts
To Allocate an Amount Not to Exceed \$59,580.00 to Compassionate Atlanta to Coordinate a Living Sculpture on the Stone Mountain Trail and Coordinate Community Workshops and Programs, Ultimately Implementing a Compassionate Corridor from Clarkston to Scottdale
This agenda item was recommended holding in committee to the Board of Commissioners due back on 11/10/2025 .

No action taken due to lack of time > Held in Committee

Meeting Concluded At: 4:24 PM

MOTION was made by Ted Terry, 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 Terry

Barbara H. Sanders-Norwood CCC, CMC