

CITY OF EAST POINT

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

October 15, 2020  
7:00 P.M.  
Virtual Meeting  
Official Meeting Minutes

Zoom Meeting ID: 874 6209 6327  
Public Meeting by Telecommunication [O.C.G.A. 50-14-1 (g)]

Board Members:

Commissioner Shean **ATKINS, Chair**

Commissioner Joel **TUCKER TODD - Absent**

Commissioner Gregory **FANN - Absent**

Commissioner Patricia **LOVETT**

Commissioner Jarrett **BELL, Provisional Chair**

Commissioner William **MILLER - Vice Chair**

Commissioner LaJeanna **MCKNIGHT**

Commissioner William **BRYANT - Absent**

Commissioner Joseph **FIELDS**

Also Present:

Ms. Kimberly **SMITH**  
Director

Mr. Anthony **ALSTON**  
Senior Planner

Mr. Albert **TREVINO**  
Associate Planner

Valerie **ROSS**  
City Attorney

Videographer  
**MICHEAL Dimock - Absent**

Mr. Richard **RANDOLPH**  
City Engineer - **Absent**

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**APPEARANCES**

Item # and Case No.	<u>Applicant</u>	<b>Page</b>
(1) 2020Z-007-09	Courtney Stewart	11
(2) 2020Z-006-09	City of East Point	20

**SPEAKERS**

Kimberly Smith  
Tony Alston  
**(Staff for the City of East Point)**

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AGENDA

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**I. CALL TO ORDER:**

COMMISSIONER ATKINS: Thank you so much. First I'd like to apologize to everyone. I was tardy this evening and so I do want to respect everyone's time; and so when I am tardy, I would like to offer might have apologizes; and I wasn't the best prepared for tonight but I promise that we'll get through everything in the most expeditious but thoroughly as possible so thank you for your patience.

Good evening, everyone. I'm Shean Atkins, Chairman of the Planning and Zoning Commission for the City of East Point. Today is October 15, 2020 and at this time, I'm calling to order our October meeting. Staff, would you please sound Roll Call to establish a quorum.

**II. ROLL CALL:**

MR. ALSTON: Commissioner Shean Atkins.

COMMISSIONER ATKINS: Present.

MR. ALSTON: Commissioner Joel Tucker Todd.

COMMISSIONER TUCKER TODD: (No response.)

MR. ALSTON: Commissioner Fann.

COMMISSIONER FANN: (No response.)

COMMISSIONER ATKINS: Greg, you're on mute.

MR. ALSTON: I know he's here.

COMMISSIONER FANN: I'm here.

MR. ALSTON: Commissioner Lovett.

COMMISSIONER LOVETT: (No response.)

1 MR. ALSTON: Commissioner Bell.  
2 COMMISSIONER BELL: I'm here.  
3 MR. ALSTON: Commissioner Miller.  
4 COMMISSIONER MILLER: Present.  
5 MR. ALSTON: Commissioner McKnight.  
6 COMMISSIONER MCKNIGHT: I'm here.  
7 MR. ALSTON: Commissioner Bryant.  
8 COMMISSIONER WILLIAM BRYANT: (No response.)  
9 MR. ALSTON: Commissioner Fields.  
10 COMMISSIONER FIELDS: Here.  
11 MR. ALSTON: Mr. Chair, you have a quorum.  
12 COMMISSIONER ATKINS: Okay. Thank you. At this point,  
13 we recognize a Moment of Silence; so if everybody would please join  
14 me in a Moment of Silence.  
15 **III. MOMENT OF SILENCE:**  
16 COMMISSIONER ATKINS: Okay. Thank you.  
17 Commissioners, the agenda has been presented to us by the Staff.  
18 At this time, I'll entertain a motion to adopt the agenda as printed.  
19 **IV. ADOPTION OF THE AGENDA:**  
20 COMMISSIONER MILLER: Motion to adopt the agenda as  
21 printed.  
22 COMMISSIONER ATKINS: Is there a second?  
23 COMMISSIONER FIELDS: Second.  
24 COMMISSIONER ATKINS: It's been moved by Commissioner  
25 Miller, seconded by Commissioner Fields that we adopt the agenda as

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presented. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

The agenda is adopted. Our next Agenda Item is the approval of our September 17, 2020 meeting minutes. Is there a motion to approve our September 17 meeting minutes?

**V. APPROVAL OF THE SEPTEMBER 17th MEETING**

**MINUTES:**

COMMISSIONER FANN: Motion to approve.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER MILLER: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fann, seconded by Commissioner Miller that we approve our September 17, 2020 meeting minutes. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

Our September 17 meeting minutes are approved. Our next Agenda Item is Old Business. Are any of these items old? No. Our next Agenda Item is New Business, Case Number 2020 "Z" as in zebra-007-09. Staff, would you please sound this Agenda Item.

**VII. NEW BUSINESS:**

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MS. SMITH: Chair. Item Number 1, Case Number 2020Z-007-09. Applicant is Courtney Stewart; location is 1556 Nabel Avenue. Applicant seeks to rezone subject property from I-1 Light Industrial to MIX, Mixed-Use to allow for development of a community center.

COMMISSIONER ATKINS: Okay. Thank you. This Agenda Item is a rezoning. It will require a public hearing. At this time, I'd read our Rules for Public Hearings as soon as I find them. Bear with me one second, please.

(Whereupon the City of East Point Rules for Public Hearing are read into the record.)

COMMISSIONER ATKINS: Conducting public meetings remotely is the new process for most upper governments due to the Corona Virus Outbreak and requirements of physical distancing. The Planning and Zoning Commission has recently started using Zoom, a video conferencing platform to hold its meeting while making it available for the public to join remotely. Those attending these Zoom meetings are reminded that these are public meetings with established rules and procedures and decorum which will still be followed to the extent reasonably possible.

The meetings are held to address zoning business of the City of East Point and to that and any one participating in the virtual meeting will be expected to follow the rules of public speaking at these meetings. Those in attendance have accessed the meeting via telephone or a Webinar link. Unless you're applicant or representative

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of applicant actively addressing the Commission, I ask that you mute your microphone. Unless you signed up to make public comment on a particular Agenda Item prior to the calling of this meeting except for the public notice, you will only be allow to listen to the meeting. You will not be allow to speak.

The rules of procedure require a person who wishes to address the Commission during the meeting to fill out a card, providing his or her name and his or her current address to identify the item her or she wishes to speak on as well. Since no persons will be physically present, applicants or the applicant's representative wishing to address the Commission have already signed up and identified themselves. They will be called upon by the Chair based upon the sign up, the Chair or the Chair's designee.

Some members of the public may have emailed comments to the Planning and Zoning Department email address prior to the meeting and those email comments will be noted and read for the record when a particular Agenda Item is called after the applicant's presentation to the Commission has been completed.

Additionally, some members of the public may have left a message with Planning and Zoning Department prior to the calling of this meeting, requesting the opportunity to comment on a particular Agenda Item over the phone during the meeting. Those individuals will be called by Staff immediately prior to the call of the Agenda Item in which they have expressed an interest and given the opportunity to listen to proceedings on the item and to address the



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Commission at the appropriate time.

Persons both favoring and opposing case will be provided an opportunity to address the Commission. The the applicant for the zoning case or the applicant's designated representative, if any, will be entitled to speak for a total of fifteen (15) minutes. Those who oppose the proposed zoning case will then be permitted to speak for a total of fifteen (15) minutes.

However, understanding that this is a new platform and may take longer logistically, we will will relatively liberal with time until we get used to this platform.

By majority vote, the Commission may increase the total time of speakers provided that each side is given the same amount of time. The zoning applicant may reserve a portion of his or her allotted time for rebuttal. After the allotted time expires, the microphone of the speaker speaking will then be muted by the host.

After speakers for and against an Agenda Item have had an opportunity to, under these rules, to address the Commission, the public hearing will be closed and the Commission shall discuss the case amongst it's members. Members of the public are not permitted to speak during the Commissioners deliberation. When not speaking, please mute your microphone to avoid background noise that can be disturbing to the meeting. If you fail to do so, the host will does so for you. Also should any recognized speaker desire from the Commission to view a document at any time, please request that the host find and share the document.

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Due to security concerns, no one other than the host will be permitted to share during the meeting. Speakers must adhere to the rules of decorum. Speakers shall speak only upon being recognized by the Chair and only to the permits of the proposed zoning ordinance under consideration; shall address remarks only to the Commission and shall refrain from making personal attacks with any other speaker.

The Chair may refuse the speaker the right to continue if, after being first cautioned, the speaker continues to violate the rules of decorum or the violator be removed from the zoning meeting upon request of the Chair.

Please understand that Staff will be multitasks a lot during the meeting and may not be able to respond to a "Chat" inquiry immediately, if at all. However, should you experience technical difficulties during the meeting, please feel free to use the "Chat" feature on the Zoom screen and Staff will attempt to assist you.

We thank you for your patience and understanding as we work through these challenging times and this new technology.

You've heard our rules for public hearings. At this time, I'll entertain a motion to open the public hearing for Case Number 2020 "Z" as in zebra-007-09.

- COMMISSIONER MILLER: Motion to open the public hearing.
- COMMISSIONER ATKINS: Is there a second?
- COMMISSIONER FIELDS: Second.
- COMMISSIONER ATKINS: It's been moved by Commissioner

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Miller, seconded by Commissioner Fields that we open the public hearing for Case Number 2020 "Z" as in zebra-007-09. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

The public hearing is now open. Do we have our applicant, Courtney Stewart present this evening?

(Whereupon the applicant Courtney Stewart presents the case via Zoom.)

MR. STEWART: Hello Chairman, good evening.

COMMISSIONER ATKINS: Hi Courtney. You can go ahead and present your case to the Commission, Courtney.

MR. STEWART: All right. Thank you. Hello everyone. I hope every one is having a great Thursday. Thank you for taking the time to listen to what we have going on.

COMMISSIONER ATKINS: Courtney, before you get into your presentation, as per the rule, you must state your first and last name and your current address.

MR. STEWART: Okay. Hello everyone. My name is Courtney Stewart and the address is 1556, Nabell Avenue.

COMMISSIONER ATKINS: Okay. Go ahead. Thank you so much for being here this evening. I have prepared a visual presentation to show everyone based on what the vision is for the

1 property at 1556 Nabbell. I also have two people from my team on  
2 the Zoom as well. One is my father, Mr. James Stewart, who is my  
3 role model and someone that has been very very influential in my life  
4 and career. He is a retired Atlanta police officer who served on the  
5 force for over 40 years; and he's also highly involved in the 100 Black  
6 Men of Atlanta, the South Metro Chapter where he was previously  
7 the president and currently sits on the Board and I also have Lanell  
8 who heads up the Right Hand Foundation. The Right Hand  
9 Foundation is my foundation that I launched and we provide free  
10 housing for single mothers and children throughout Metro Atlanta.

11 So I would like to start by sharing my screen to start the  
12 visual presentation that I put together.

13 All right. So first of all, I want to go through the vision. So  
14 our vision for 1556 Nabbell is to develop a community center; and this  
15 community center is to provide a local state of the art venue in the  
16 East Point community where residents, schools, churches,  
17 foundations and youth programs can have an affordable upscale  
18 space to host galas, seminars, performing arts programs and  
19 receptions.

20 We feel like this vision aligns with the City of East Point  
21 equitable development and inclusion plan to help redevelop and  
22 revitalize the City by have development that meets the needs of  
23 residents.

24 Next, we would go down to our purpose. I am an Atlanta  
25 native. I was born and raised in Southwest Atlanta and I grew up in

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the community in Southwest Atlanta throughout Cascade, East Point and College Park. So giving back to my community is very very important to me. In my professional career, I've been blessed to have success where I'm in the position now to reinvest in the communities that I grew up in. So that's a big part of our purpose; and our purpose is to invest and give back to the communities that I grew up in in sporting legacy residents, revitalizing vibrant neighborhoods and providing an outlet to bring unity, diversity, and build a sense of community.

Earlier, I was talking about the Right Hand Foundation and this tab I named the flagship because this property will share offices for the Right Hand Foundation; and just to tell you a little bit more about the Right Hand Foundation, we've done so much throughout the community. I have purchased properties throughout Atlanta and I give those properties to candidates that qualify for the program -- and these are single mothers with children -- and we put them in the homes free for a full year, no utilities, no rent. And we also provide, outside of housing, educational programs and an infrastructure to prepare them for independent sustainability

We provide a rate of resources such as financial literacy, career coaching and holistic wellness that focuses on life skills and therapeutic services. We have been actively involved in the East Point and College Park communities by partnering with Woodland Middle School, the College Park Housing Authority and local foundations within East Point. We look forward to making a bigger

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impact in the East Point and College Park communities and also throughout Metro Atlanta. So this is something that's very special to me because hopefully, this property will be the flagship and cornerstone for the Right Hand Foundation and continuing to give back in the East Point community.

So now is the current state of the property. Our plan is to fully renovate the existing building. The interior will showcase a modern state of the state aesthetic that will be welcoming to the East Point community. The exterior will have stunning curb appeal and will help balance the mix use of vibrant neighborhoods and Light Industrial.

But as you can see now, the current state of the property is a bit of an eyesore; but the plan is to really go in and develop this property and add value to the community and just give a welcoming place for the people in the community to be able to come. And so we have some renderings that I would like to share of what the vision is.

So this is the future. This is what we plan to do as we revitalize the property. We will do a full remodel top to bottom and we'll go in and really turn this place around; and we also have a digital rendering as well that I will show as well. But our plan is to really just go in and take this existing building and make it state of the art; make it modern; make the aesthetic A-1 and give it curb appeal; and, you know, once again, balance this community and just bring really really vibrant vibes and welcoming love and culture to the

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community.

And so lastly, I'll show -- this is actually the floor plan as well that we have that shows what the plan is on the inside. We have a large space where we can have people from the community come in to host events. We will have a smaller space as well; and we'll have offices; a reception; we'll have, you know, of course, women and men's bathroom that will be, you know, enough to handle the amount of people that are there; changing rooms and this gives a view of the floor plan. And to the left, it shows the parking lot. We're planning on adding more parking and the existing building where it is now on the corner of Nabell and Lawrence Street; and then also, we have a virtual rendering as well just to kind of give you some different angles so we'll pull that up next. Just bear are us one second. It's not playing on the screen for some reason, if you would giver me a second, I do apologize.

COMMISSIONER ATKINS: Okay.

MR. STEWART: And this is something we could email over to every one as well if it's have a problem playing on the Zoom.

COMMISSIONER ATKINS: Courtney, how many more slides did you have for your presentation?

MR. STEWART: This was the last one. It was just a virtual rendering of the building. I could send that out to Tony and he can share that with every one.

COMMISSIONER ATKINS: Okay.

MR. STEWART: Yes, sir. Are there any other proponents here

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to speak in favor of this zoning matter?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents here to speak in favor?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Are there any opponents here to speak against this zoning matter?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any opponents here to speak against this zoning matter?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Hearing none and seeing none, Commissioners, at this time, I'll entertain a motion to close the public hearing.

COMMISSIONER MILLER: Motion to close the public hearing.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Miller, seconded by Commissioner Lovett and I would also like for the record to reflect that Commissioner Lovett has joined us in the meeting. Thank you. So it's been moved by Commissioner Miller, seconded by Commissioner Lovett that we close the public hearing for Case Number 2020 "Z" as in zebra-007-09. All in favor sound aye.

COMMISSIONERS: Aye.



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COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.

The public hearing is now closed. Staff, would you please sound your recommendation.

MR. ALSTON: For Case Number 2020Z-007-09, applicant Courtney Stewart for his request to rezone subject property from I1, Light Industrial to MIX, these are the maps of the zoning. This is the zoning map that does prove his zoning classification of I-1. And we talked last week in regards to the future land-use map, being maybe a conflict in records to what the property zoning is. The property is under the future land-use map designation of traditional urban neighborhood, which does not allow for any sort of uses that are not easy. We were under the impression that maybe this could have been a possible oversight or mistake.

I did speak with former Staff of the department who informed me that there wasn't a mistake, that this was the accurate future land-use map. And so because of the conflict in regard to the land-use map, the Staff recommends denial. However, if the Planning and Zoning Commission recommends approval, Staff does recommend that the project be rezoned as requested for the MIX mix use zoning district; and that the City initiates amendment to the future land-use map to include MIX zoning classifications.

COMMISSIONER ATKINS: Okay. Commissioners, we've heard from the applicant Courtney Stewart; we've also heard Staff's

1 recommendation. Because this is a rezoning, I'll entertain a motion.  
2 Please make sure that your motion is stated in the form of a  
3 recommendation.

4 COMMISSIONER FANN: I want to make a motion that we  
5 approve it with the Staff recommendations to go through to  
6 recommend to the Council that it be rezoned for Mixed-Use zoning  
7 district and that they look at the City initiative to amend the future  
8 land-use map to accommodate this project. So that's going to be my  
9 motion, Mr. Chair.

10 COMMISSIONER ATKINS: Okay. Thank you, Commissioner  
11 Fann. Is there a second?

12 COMMISSIONER LOVETT: Second.

13 COMMISSIONER ATKINS: It's been moved by Commissioner  
14 Fann and seconded by Commissioner Lovett that this Body  
15 recommends approval of this Agenda Item and in addition to that, a  
16 part of the approval would be to have the property rezoned to  
17 request it Mixed-Use zoning designation and then also for the City to  
18 initiate an amendment to the future land-use map. Are there any  
19 comments, questions or concerns?

20 COMMISSIONER FIELDS: Question.

21 COMMISSIONER ATKINS: Yes, Commissioner Fields.

22 COMMISSIONER FIELDS: I was over to see that today.  
23 Wouldn't this come under the heading of spot zoning, which we had  
24 a case the last time we met; someone wanted to do the same type of  
25 thing, changing a district for one particular building? Doesn't seem

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right that we can do that. That's my concern with it. And the future land-use, the question is: How many year before that area is going to turn around and become something other than what it is. Right now it's a Light Industrial district and everything over there is industrial. I visited that today as well. So I was just, you know, wondering, you know. And it doesn't like accessible for the community. I'm trying to figure out how is the community sensor going to, you know, drive with that small amount of space over there and there's no parking?

So anyway, that's my concern with it. Thank you.

COMMISSIONER ATKINS: Are there any other comments, questions or concerns?

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: The motion is on the floor made by Commissioner Fann, seconded by Commissioner Lovett that this Body recommends approval for Case Number 2020 "Z" as in zebra-007-09 with the condition that the property is rezoned to -- is requested to be rezoned to MIX zoning district and also that the City initiate an amendment to the future land-use map. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it.  
The motion carries.

Our next Agenda Item is Case Number 2020 "M" as in

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Mary-006-09. Staff, would you please sound this Agenda Item.

MR. ALSTON: This is a plan -- the applicant seeks to amend the City of East Point Comprehensive Plan update 2017 community goal, Section 9 to incorporate the East Point City Agricultural Plan.

COMMISSIONER ATKINS: Okay. This item also requires a public hearing. Commissioners, at this time, I'll entertain a motion to open the public hearing for Case Number 2020 "M" as in Mary-006-09.

COMMISSIONER LOVETT: Mr. Chair, I offer a motion to open for 2020M-006-09.

COMMISSIONER ATKINS: Okay. Is there a second?

COMMISSIONER MILLER: Second.

COMMISSIONER ATKINS: It's been a motion by Commissioner Lovett and a second by Commissioner Miller that we open the public hearing for Case Number 2020 "M" as in Mary-006-09. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now open. The applicant is the City of East Point. Staff, would you please present this case.

MR. ALSTON: The applicant actually has their plan. If Ms. Baggett is available to present it. Anna, are you there?

MS. BAGGETT: Yes, I am here and we have our presentation

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ready.

MR. ALSTON: You should be able to share it.

MS. BAGGETT: So, yes, like Tony said, I am Anna Baggett. I am a planner with the Atlanta Regional Commission and we spoke to many of you last week about this plan. We're looking forward to speaking with you again. So again, like Tony said, we are hoping that the City Agricultural Plan can be adopted as the community goal section in the Comprehensive Plan. I also have with me Sarah Benedict slash Brown. She got married just recently from Food Well Alliance who is also going to help me present this presentation about the plan.

Sarah, are you with us?

MS. BENEDICT-BROWN: Yes, I am. Hi everyone. I'm Sarah Benedict, now Brown as Anna mentioned, the Policy and Advocacy Manager at Food Well Alliance and I wanted to thank the Commission for welcoming us here today. I'm so grateful for the opportunity to join you to discuss the City Agriculture Plan. I'm sorry, wasn't able to join last week, but I'm glad ya'll got the opportunity to meet our Executive Director, Kate Connor.

I know today we're mainly set to focus on your questions regarding the plan document itself. But without being repetitive from last week, I just wanted to very quickly ground us again in the background of the plan. So I'll run through the next few slides very quickly. Starting here, you know, this -- just to reiterate, this is the basic sentiment of why we're here today. We really believe that

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Cities that prioritize urban agriculture in their development will see so many benefits from economic resiliency to more equitable access to local food, improved health outcomes and strength in low eco systems.

So as we know, the plan is formed mainly in partnership between Food Well Alliance and the Atlanta Regional Commission; but we also contracted with a third party, Taproot to conduct our community asset mapping. So here's the review of our timeline. It's hard to believe, but it's been two years since we put out the call to our region Cities to apply for this program; and now we're here and ready to with your ya'll to approve the plan and begin implementing projects. As a quick reminder, something that sets this plan apart from a traditional planning process is the extensive community engagement phase that we under took before planning in order to root all the plan recommendations and community feedback and priorities.

And that feedback from the community engagement phrase was distilled down into seven main community priorities for local agriculture seen here, that really provided the bases for air (inaudible) planning meeting topics. And, of course, interval to the formation of planning was our steering committee comprised of local food readers and advocates as well as City of East Point Economic Development and Planning Staff members.

So with that, I'd like to turn it back over to Anna at ARC to drive a bit dipper into some of the plan recommendation and then we

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can open it up to your questions.

MS. BAGGETT: Again, thank you for listening and I'm happy to be with ya'll again to talk more about this. We will go a little bit into the recommendations of the plan just to give you a little bit more information.

Like I mentioned last week during the second phrase of the planning process, ARC guided the steering committee through different sessions designed to brainstorm recommendations that address community priorities; and because of time considerations and some internal conversations, we boiled those seven priorities that Sarah mentioned down to the five that you see on the screen. But each of the seven priorities from the original community engagement report were addressed in one or more of those five categories.

And again, these five categories serve as sections of the plan. I don't know if you all have had a chance to look at the document; but that's how it's laid out with recommendations address ing each of those priorities. And if you're short on time, each section create as a summary table of each recommendation that kind of contains information like if it is a short-term, long term or on going project. It also list other applicable priorities. As you may realize that all of these types of projects overlap in what they address, like one that addresses improving local food access might also support local urban growers.

So in that table, we also list the overlapping priorities.

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Furthermore, it offers some information on the ideal lead and support organizations for implementation and also outline some starting steps to implement the recommendation as well as offers some case study resources.

Like I said, if you are a little bit short on time and can't dive deep into the recommendations, I do recommend that you look through those summary tables. So like Sarah mentioned, I'm going to briefly go through the recommendations and feel free to ask any questions about them as I go through them.

The first priority area that we talk about is improving local food access and the recommendations related to this priority are leveraging existing farm to school educational opportunities. And last week, we mentioned Fulton would be one of those organizations that we would need to connect with to implement that.

The second being continuing a pursuit of a mobile market partnership and this recommendation is in reference to the East Point Farmers Market and Market 166 which is a co-opt grocery store to start a brick and mortar store in East Point. But think also wanted to start a partnership to start a mobile market. And that was an initiative started by a couple of our steering committee members wanting to address food and security in this wave of COVID, but they also see it as a benefit to moving forward even after the pandemic.

The developing a list recommendation is to encourage home growing opportunities for programs and other initiatives. If you are familiar with the bucket garden initiative at the East Point Farmers



1 Market; I think it was last week. That's the kind of stuff that they will  
2 continue implementing.

3 And the fourth recommendation for this section is to develop  
4 a healthy corner store initiative in the City.

5 And finally, the fifth is to support the creation if other full  
6 service grocery store throughout the City. And we recommend  
7 looking through existing where new City level incentive programs or  
8 even look to county or state incentive programs.

9 The second priority --

10 COMMISSIONER FANN: Mr. Chairman, can I ask a question  
11 while she move through her recommendation?

12 COMMISSIONER ATKINS: Greg --

13 COMMISSIONER FANN: Can I ask the question why she  
14 want to do a recommendation? Can you hear me?

15 COMMISSIONER ATKINS: Greg, so this is a challenge and it  
16 was discussed last week. As a part of the public hearing, as you  
17 know, we don't ask questions. And so we would have to wait until  
18 the public hearing is closed.

19 COMMISSIONER FANN: Okay. But this is a public hearing?

20 COMMISSIONER ATKINS: This is a public hearing.

21 COMMISSIONER FANN: Okay. All right. Okay. All right,  
22 okay. Then, I'll hold my questions until after.

23 MS. BAGGETT: I apologize. You should not have said that we  
24 could stop for questions.

25 But our second priority, in the second section of the report,

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are recommendations that aim to support local growers in the City of East Point; and the first recommendation being accommodating urban agriculture and existing incentive, new incentive programs. And that's specific to the economic development in a sense that the City has already. But we also offer some other ideas for different incentive programs specifically aimed for urban growers.

We also recommend to extend the irrigation water rate to urban farms and backyard growers to reduce operational costs.

The third recommendation is developing a list of agricultural resources for an online data base and how-to guide for growers supported by the City as well as our steering committee moving forward.

And finally, the fourth recommendation in this section is creating incentive for restaurants and institutions to use and (inaudible) local food.

Okay. Related to the rule of local government, the plan recommends transitioning the steering committee to the Urban Agriculture Collective. This is a group of incredible individuals. We had one present last week; but they want to continue working to implement the plan and partnership with the City. So that's one of our chief recommendations is continuing that group in either a form of a 501 (c) (3) (inaudible) Commission; that has yet to be decided.

The second recommendation being including urban agriculture stakeholders in the zoning code update process; and I spoke a little bit about that last week; that we understand that you

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are going to go (inaudible) and code update and we just recommend having urban agriculture representatives at the planning table to look at various ways to move barriers to urban agriculture.

My next recommendation is hiring a dedicated Staff member to coordinate urban agriculture initiatives between that collective and the City; and I apologize. I skipped one.

We also recommend leveraging public land, schools and utility easements for growing space and the details of that to be forthcoming, but we recognize that land is scarce; so if there are any public programs that could encourage parks to be used as growing space, to set a community (inaudible) or anything else, we want that to be explored further.

The second to last recommendation for this section is creating an adopt-a-lot program to lease vacant lots to urban farmers regarding space; of course, those vacant lots would have to be City owned.

And finally incorporating urban agriculture more intentionally into planning initiatives; whether that be an LCI study or anything like that; just kind of intentionally thinking about ways to incorporate urban agriculture in different plan.

And for the priority of cultivating environmentally resilience practices, some of the recommendations include creating a centralized composting mulch program; also creating a seed bank and finally developing a City-wide Pollinator protection strategy.

And last but not least under the priority to brand East Point as

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a local food designation, the plan recommends pursuing local messaging opportunities like central media, Marta advertising, et cetera; to market East Point as a local food hub. And then the second recommendation is identifying and pursuing local certifications like not to (inaudible) person (inaudible) at all, but this is just one certification that we listed; ARC's green community certification, and I would share with East Point's continued commitment to environmental sustainability in urban agriculture.

And finally pursuing co-branding opportunities to incorporate urban agriculture messaging and City initiatives like (inaudible) healthy point 90-day health initiative.

So that's the plan in a very quick nutshell. Sarah, did you want to say some last words?

MS. BENEDICT-BROWN: Sure. So next steps, where do you go from here? Obviously, we are with ya'll tonight. We thank you for welcoming us to the second meeting of the Planning Commission. We hope to move forward and present this to City Council and eventually have this adopted as an amendment to the Comprehensive Plan.

Once we move through those appropriate channels, we're going to be in the implementation phase, and this is what we have been waiting for. So we really see the plan as a set of recommendations. Nothing that is in the plan is binding. What we hope is that many of the steering committee members will transition directly into this urban agriculture collective or Commission and

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prioritize programs that serve each of these recommendations. So we don't know yet exactly what they'll want to pursue first; but we do know that we have enough funding behind this initiative that they can really enact some lasting change through programs that serve each of these of these recommendations.

Food Well Alliance has committed \$75,000 and the City East Point has graciously agreed to match that with in-kind resources; and just two weeks ago, we learned that we also received a USDA Regional Food Systems Partnership Grant in the amount of \$250,000; and it's important that know that some of that USDA Grant has already been earmarked; for instance, some of it will go to financing a a two-year stipend for an urban agriculture manager to really lead the coordination between the urban agriculture, Commission, the City, any project leads that are within the City and local food and agriculture groups. So we really feel that that will contribute to the success of the plan once implemented.

MS. BAGGETT: Well, I understand that from last week that you all probably need more time with the document to review it; but thank you for listening. That is the end of our presentation.

COMMISSIONER ATKINS: Thank you, Anna; thank you Sarah. Are there any other proponents here to speak in favor of this Agenda Item?

AUDIENCE: (No response.)

COMMISSIONER ATKINS: Any other proponents here to speak in favor?

1 AUDIENCE: (No response.)

2 COMMISSIONER ATKINS: Hearing none and seeing none,  
3 are there any opponents here to speak against this Agenda Item?

4 AUDIENCE: (No response.)

5 COMMISSIONER ATKINS: Any opponent speakers here to  
6 speak against this Agenda Item?

7 AUDIENCE: (No response.)

8 COMMISSIONER ATKINS: Hearing none and seeing none,  
9 Commissioners, at this time, I'll entertain a motion to close the public  
10 hearing?

11 COMMISSIONER LOVETT: Motion to close the public  
12 hearing.

13 COMMISSIONER ATKINS: Is there a second?

14 COMMISSIONER MILLER: Second.

15 COMMISSIONER ATKINS: It's been moved by Commissioner  
16 Lovett, seconded by Commissioner Miller that we close the public  
17 hearing for this Agenda Item. All in favor sound aye.

18 COMMISSIONERS: Aye.

19 COMMISSIONER ATKINS: All opposed, sound nay.

20 COMMISSIONERS: (No response.)

21 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
22 The public hearing is now closed. Staff, would you please sound  
23 your recommendation.

24 MR. ALSTON: Mr. Chair, there was a -- I just got -- looked in  
25 the "chat" and someone just sent a message that they said they were

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a "yes" as a proponent.

COMMISSIONER ATKINS: Okay.

MR. ALSTON: I'm not sure what the procedure is on that.

COMMISSIONER ATKINS: So Valerie, Ms. Ross, so that looks like that was a slip up on our end. Do we need to go back and open the public hearing and how should we take that -- old on. How should we take that comment now that the public hearing is know closed?

ATTORNEY VALERIE ROSS: You can make a motion to open the public hearing so that you can read that proponents -- or it sounds like it's a proponents -- statement on the record and then you can close it.

COMMISSIONER ATKINS: Right.

ATTORNEY VALERIE ROSS: So just for purposes of making the record complete, I would go ahead and make a motion, recommend you make a motion to open it.

COMMISSIONER ATKINS: Okay. Thank you.

Commissioners, as you've heard, there is a proponent who did sign up to have their comments read and due to oversight, we missed that; we've closed the public hearing. On the advice of our attorney, we will, at this time, entertain a motion to reopen the public hearing for the sake of hearing the comment. So at this time, I'll entertain a motion to open the public hearing for Case Number 2020 "M" as in Mary-006-09. Is there a motion?

COMMISSIONER MILLER: Motion to reopen the public

1 hearing.

2 COMMISSIONER ATKINS: Is there a second?

3 COMMISSIONER LOVETT: Second.

4 COMMISSIONER ATKINS: It's been moved by Commissioner  
5 Miller, seconded by Commissioner Lovett that reopen the public  
6 hearing for Case Number 2020 "M" as in Mary-006-09. All in favor  
7 sound aye.

8 COMMISSIONERS: Aye.

9 COMMISSIONER ATKINS: All opposed sound nay.

10 COMMISSIONERS: (No response.)

11 COMMISSIONER ATKINS: Hearing none, the ayes have it.  
12 The public hearing is now reopen. Staff, would you please sound the  
13 comment from the person who has submitted a comment.

14 MR. ALSTON: Mr. Tenisio is on the line. He's actually on the  
15 call right now. I think he was muted; he's unmuted now. Mr. Tenisio.

16 MR. TENISIO: (No response.)

17 MR. ALSTON: He's unmuted. I'm not sure why we can't hear  
18 him.

19 ATTORNEY VALERIE ROSS: He said he's speaking.

20 COMMISSIONER ATKINS: Yes, he said he's speaking. We  
21 just can't hear him.

22 MR. ALSTON: Hello.

23 COMMISSIONER ATKINS: Yes. Mr. Tenisio.

24 MS. SMITH: We should be hear you.

25 MR. TENISIO: I'm speaking.



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MS. SMITH: We can hear you.

COMMISSIONER ATKINS: Okay. We can hear you.

MR. TENISIO: Okay. I turned the video on and it worked.

Sorry about that. So anyway, yes. Just as a proponent of this plan, you know, I'm someone who, of course, who has worked in the City of East Point since 2012 as an urban agrarian as well as I've worked in the advocacy sector and the food distribution sector. What I can see about the benefits of this plan is that we do have all of these different sectors working in isolation. What this plan can help do is really formalize, we'll say, quasi governmental relationship between the City and the urban agricultural Commission as well as it's respective constituency to make sure that, as the plan mentioned, we become a local food destination.

I'll just conclude by saying that currently, many of those assets that we have in East Point that are listed in this plan, I, as an agrarian, I have to take advantage of in other municipalities outside of East Point. So if I wanted to do food distribution, I typically have to go to the City of Decatur. If I want to sell to a restaurant, I go to the City of Decatur. If I want to access compost, I have to go to Dekalb County. Farm to school activities, I typically have doing in the City of Atlanta. So with East Point being able to establish itself as a hub for the food system, this could be a great activity for it to establish itself with that proper identity and I just wanted to proposed that a motion be moved forward, hopefully, to adopt this plan. So thank you.

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COMMISSIONER ATKINS: Okay. Thank you. Okay. Before we close the Staff hearing, Staff, was there any other proponents or opponents for there Agenda Item that we've overlooked?

MR. ALSTON: No, sir, Mr. Chair.

COMMISSIONER ATKINS: Okay. Commissioners, at this time, I'll entertain a motion to close the public hearing for Case Number 2020 "M" as in Mary-006-09.

COMMISSIONER FIELDS: So moved.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER LOVETT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fields, seconded by Commissioner Lovett that we close the public hearing. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. The public hearing is now closed. Staff, would you please sound your recommendation.

MR. ALSTON: Staff recommends the approval of the request to amend the City of East Point Comprehensive Plan Update 2017 Community Goal, Section 9 to incorporate the East Point City Agricultural Plan.

COMMISSIONER ATKINS: Okay. Commissioners, you've heard from the applicant, which is the City of East Point, ARC and

1 Food Well and you've heard from proponent in addition to those  
2 presenters. At this time, I'll entertain a motion. This is a Text  
3 Amendment. Motion should be made in the form of  
4 recommendations.

5 COMMISSIONER FIELDS: I would make a motion that we  
6 deny this addition to our ordinance. That's my motion.

7 COMMISSIONER ATKINS: Okay. There's been a motion  
8 made by Commissioner Fields that this Body recommends denial. Is  
9 there a second?

10 COMMISSIONERS: (No response.)

11 COMMISSIONER ATKINS: The motion dies to the lack of a  
12 second? Are there any other motions?

13 COMMISSIONER FANN: Shean, don't move too fast; don't  
14 move too fast. I had to unmute myself. I'm going to second this  
15 motion for discussion. Okay. Just give us a moment. You gave the  
16 man a minute to come on and give me a minute to come back on.  
17 Okay.

18 COMMISSIONER ATKINS: I don't know you were trying to  
19 speak, Commissioner Fann.

20 COMMISSIONER FANN: All right. Thank you so very much.  
21 Give me a minute. Okay. I'm here. I do have -- and I said I have a  
22 question; I have a couple of questions I wanted to ask.

23 COMMISSIONER ATKINS: Exactly.

24 COMMISSIONER FANN: I just want to be clear on a couple  
25 of things.

1 COMMISSIONER ATKINS: Yes. Let me give you a second,  
2 Commissioner Fann, one second.

3 COMMISSIONER FANN: Okay.

4 COMMISSIONER ATKINS: There's a motion to deny, made  
5 by Commissioner Fields and a second for discussion made by  
6 Commissioner Fann. Comments, questions or concerns?

7 COMMISSIONER FANN: All right. Thank you so much.

8 COMMISSIONER ATKINS: Thank you.

9 COMMISSIONER FANN: I don't attend Work Sessions and  
10 I'm not going to attend Work Sessions but I'm going to ask questions  
11 when it's time for me to ask questions. Okay. And I do have a  
12 question here about this whole thing. And it sounds good. I mean,  
13 the plan sounds good overall. But I'm trying to figure where does  
14 the University of Georgia and the agriculture department fit into  
15 scheme of your plan when they specialize in what you guys are  
16 talking about doing? I didn't hear that and that question is to  
17 whoever made the presentation. I want to know that. Can you  
18 explain that to me?

19 MS. BAGGETT: So if you look through the plan document  
20 which should have been shared last week, each of the plan  
21 recommendations have the summary table like I was mentioning  
22 earlier; and it offer, you know, organizations for lead of  
23 implementation and for support rules and implementation and for  
24 support rules and implementation; and a number of those  
25 recommendations have the UGA Extension service as a support role.

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We scanned partners and other people working in this field to see where we can pull those partners and what other local assets in East Point we could pull in.

COMMISSIONER FANN: The other questions I have for you -- I think that you made a statement in terms of land and where is the land that all this can be housed at in the City of East Point? Let me just share this point of view and I'm just being clear for people who are viewing, listening, because everybody who know me know how I am. I'm going to be very vocal to say what I have to say.

The issue here is you talk about a whole distribution center, a center in terms of doing what you're planning on doing. I know that what Meredith has been doing with the food market and those things have been going on -- and they're very very successful and we have been doing some things in terms of helping people during this pandemic.

However, I just want to know where are you going to house what you're talking about doing? In terms of the program, where is the land that you're going to be able to do the compost site, to do this and to do all the other things that you're talking about doing? And I've seen it in Atlanta and Atlanta has an area where people plant food right off the Belt Line. I mean, over in my neighborhood, I've seen people getting food out of there and stuff like that. But where is that designation for the City of East Point? Have you determined where you're going to put it at? Because we can't put it Downtown. That's prime land. We can can't put it Downtown. So

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where are we going to put it at or what it's going to look like, you know; and that's my question for you. And the land is an issue; so help me to understand what I don't understand.

MS. BAGGETT: That is a great question and I will back up and say that this is more of a strategic plan moving forward and each of these recommendations are just going to be implemented without input from anyone else. These are initiative programs that we want to achieve; but those initiatives and programs are going to move forward to determine, a) where the land is, say for that compost recommendation. We are not outlining the specifics of that; but in the recommendation, we have a couple of starting steps of how the start that process, but it is its own process. We are not going to be saying, okay, here is land; this is it right here. That process will go through East Point's traditional channels and people would be able to have input in that process.

COMMISSIONER FANN: And originally, I'm a historian; and the reason I'm saying this is because East Point had compost sites over there in Ward D and created a landfill over there; and East Point had a compost site over in Ward B right off of Womack, back over in there. So I'm just saying is they've done composting before; but it was illegal. So I mean, I'll just trying to make sure that whatever we're moving forward and what we're doing on, you know -- it seems -- it sounds good; it may sound good; but the reality of it is the implementation of making it happen is two different things; and that's where I am. Okay. And I just got a lot of history here; and

1 I'm just sharing with you the history that I have. I don't think that  
2 it's a bad thing. I think we ought to do because it's about make you  
3 are should that we're taking care of the least (inaudible) and people  
4 are feed. We got a food bank we have given them over here; now we  
5 want to do this. New food bank; now we want to create this  
6 agricultural thing to make sure that people can plant their own food.  
7 I grew up planting -- had a garden every year, you know, with my  
8 mom. So I understand that and I appreciate it.

9 Honey, you don't have to turn your head. I'm just talking  
10 about real talk. I see you over there. But I'm just talking about real  
11 talk, okay. Okay. So I'm just saying to you is that I do support it;  
12 but I just want to make sure that as we're moving forward and doing  
13 it that we're dotting every "I" and crossing every "T" because the devil  
14 is in the details; very much in the detail; and what we may decided  
15 and vote on and the implementation of it will be totally different than  
16 what we as a Commission recommend and then what the Council end  
17 up voting, that people will do just different than what we decided to  
18 do.

19 I just want to let you know. I will be watching; but I will be  
20 supporting there what you guys are planning on doing. So thank you  
21 so very much.

22 MS. BAGGETT: Thank you for that.

23 COMMISSIONER ATKINS: Any other comments, questions or  
24 concerns?

25 COMMISSIONER FIELDS: Comment.

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COMMISSIONER LOVETT: Mr. Chair, I have a question. I have a couple of questions. The first question has to do with the metrics. Did we ever talk about the number of people we are trying to feed or have gardens; or what are the targets that we're trying to meet? That's number one; and number two maybe a question for the department and that is: Will this increase or decrease our chances for -- and it probably has nothing to do with it -- but for a commercial grocery store?

MS. BAGGETT: Those are both very good questions. As far as the first one, we don't have any specific goals in terms of how many people start gardens. Right now, this is just the start; this is a strategic plan to start to have a local food eco system that is comprehensive. East Point already has a lot of the assets. It's just really about connecting them and also just encouraging an urban agriculture programs and stuff; but we don't have any specific goals related to that. And can you please repeat your second question?

COMMISSIONER LOVETT: I'll repeat the second question but let me continue with the first one because I keep hearing the phrase, "food desert" and I don't disagree with that at all; but I want to know what metrics are you using to establish your goals and what are the goals?

MS. BAGGETT: Again, those are very good questions. We did -- the plan does include some data related to "food desert" or low income and low access tracks; and we don't have any, I guess, objective numbered goals. It's just really trying to start the plan; but



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is really good feedback; and as far as your second question about the --

COMMISSIONER LOVETT: The second question has to do with if we move forward with this plan, does that increase or decrease or probably has nothing at all to do with the possibility of getting a commercial grocery store here?

MS. SMITH: Commissioner Lovett, if I may, we have the director of the economic development department on the line; and as you all are aware, there's a project call the "Commons" that's proposed to go across the street from the new City Hall; and if Maceo Rogers could just speak a little bit about the grocery store component that's slated to be included in that project -- and you could just talk about the fact this was discussed maybe a couple of meeting ago at a Council meeting.

MR. MACEO: Thank you, Kim. And good evening everyone. This Maceo Rogers, director for the Department of Economic Development, the City of East Point; and to the -- the short answer is, no. It will not deplete our efforts in terms of recruiting a grocery store to the City of East Point community. We know that this is something that has been desired for quite some time. It was certainly part of our 2012 Strategic Economic Development Plan which called for that. We've been working towards this goal ever since the plan was adopted by the City Council and we continue to do so. We feel now we have, at our miss, the closest that we've been in terms of (inaudible); and so we do have a grocer sided right now to

1 locate at the Commons and that's not the only location. We're  
2 working with other locations within the City as well that serves a high  
3 probability that we can rule out -- we will land a grocer very very  
4 soon.

5 We are committed to the effort. We will not stop until we  
6 recruit a grocer because this is a desire of the community as well as  
7 the leadership.

8 COMMISSIONER LOVETT: Okay. Very good. And I have  
9 one last question and I promise you it's the last one. It has to do  
10 with the -- and I don't remember what you called it -- but people that  
11 are gardening at home -- and I'm assuming this -- what are you  
12 including in that? Is it money, materials or information, all of the  
13 above or more?

14 MS. BAGGETT: Is this in reference to a specific  
15 recommendation?

16 COMMISSIONER LOVETT: I think it was like your second or  
17 developing a list slide and you had a bullet there for people that have  
18 gardens at home or want to start one at home.

19 MS. BAGGETT: Yes. So it was -- I believe it was a general  
20 recommendation encouraging home growing to increase food  
21 security; and that is through various means like you mentioned. I  
22 don't think we have gotten interest the details of if it's a grant. We  
23 definitely recognize that we want to pursue the programs and  
24 giveaways or anything just to encourage people to start growing at  
25 home. But, again, these recommendations are kind of, you know,

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coming from a point of we have this (inaudible) or we're trying to encourage urban agriculture; but a lot of stuff working with that. So these recommendations are, hey, we want to do this in terms of figuring out the details. That's what comes next in the implementation period.

COMMISSIONER LOVETT: Okay. Thank you.

MS. BENEDICT-BROWN: And if I can just jump in on that as well with regards to the home gardening recommendation. I think something that's really essential to this plan is the idea of democratizing food production. And so when we're thinking about land-use, you know, we may not be looking for a site of one large urban farm when you're beginning. Gosh, where are we going to put this in the City? We don't have that type of land resource. This could look like, you know, training different home gardeners so that there's a proliferation of front and backyard gardens that form kind of neighborhood cooperatives. It could look like incorporating our rent agriculture into City landscaping. There's a lot of different kind of small pocket areas that we can pursue maybe before or until and hopefully after we go that full service grocery store and (inaudible) locally.

COMMISSIONER LOVETT: Okay. Thank you.

COMMISSIONER ATKINS: Commissioner Fields, you have a comment?

COMMISSIONER FIELDS: Yes, I do. The reason I wanted to motion for denial is because this plan is not a City of East Point's original or

1 origination. From what I could tell, this originated with ARC and the  
2 Food Alliance and they selected our City to be the hub of the food  
3 farmers initiative. But I don't think that personally that East Pointians  
4 want to have a farm at every block or they want to have a farm every  
5 time you turn around, you got a farm next to your house, you know.  
6 I think that we're a suburban City. We're not an agrarian City; that's  
7 number one. It is not in the best interest of our City to be known  
8 and branded as "farm belt" or the "City of the farming people" when  
9 the farms -- the agrarian -- I don't think (inaudible) farming,  
10 although they can; but, you know, if we need initiatives for our kids,  
11 we can't them to be computer literate; we want them to go into the  
12 future.

13 So even the piece that they have here about helping the kids  
14 through school and stuff like that, you know, I don't think that it  
15 really flies well. I come from the City so I know about Cities. And  
16 the reason Cities did farmer is because there was a blight of empty  
17 buildings with lot with nothing on them. So they encouraged school  
18 people -- my wife's a teacher; they had one, a school garden. Kids  
19 come out, they go play in the garden and they grow some vegetables  
20 and stuff like that. They learned stuff. But that's an aside.

21 Based on the goals of this plan, which I did read by the way, I  
22 don't remember every in it but I remember enough in it to say this I  
23 wouldn't like it for this City. One of the main goals that I found in  
24 this plan is that they want to create and protect space for urban  
25 farms. That means we have to rezone our whole City for this plan;

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when, in fact, we already have an agriculture district. Why not just go through there and do what they want to do in the districts that's already set out for this work? I don't think we can keep changing, you know, the scope and depth of our City, you know, for every whim and wish that we run into.

I think that this plan -- okay. It (inaudible) except for schools and also, you know, we have a food bank. The concern about our kid (inaudible) the people who live here can't get enough food and things like that. We have a food bank and this was a hard fought fight just to get that food back. So as far as City's initiatives are concerned, I think we should focus on what we want to do as a City as opposed to having someone select us as the City of the food capitals of the region. I don't believe that that's fair to us and I don't think that -- I think that we're smart enough to think about ways that we can increase and improve our City without going (inaudible)

COMMISSIONER ATKINS: Would you please mute your "mic" if your not speaking.

COMMISSIONER FIELDS: I beg your pardon.

COMMISSIONER ATKINS: I was saying if someone is not speaking, if they would please mute -- can the host please control the microphones? I see microphones going on and off. It should be made very clear that this is not engagement. The public hearing is over. So the Commissioner is speaking and the Commissioner has the floor. You can continue, Commissioner Fields.

COMMISSIONER FIELDS: Thank you. So I just ask, you

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know, who's vision is this? Is this East Point's vision or is this ARC and Food Alliance's vision, you know, that's thrust upon us? I mean, yes, this sounds good, you know, to feed everybody; but there's no specifics in their plan. Everything in their plan has to do with someone getting together to try to do something.

Now, you know about entrepreneurship. How hard is that to get set up and run a business? They're trying to run a business and get everything incorporated into a little hub, you know, which means they have to pull -- they're not going to do it. They're get to let us hire somebody who knows about what they want to do; put them in place (inaudible) in our business and government and have them coordinate all of this stuff.

So that's the plan. They even said that we have to hire somebody to work; to do this; otherwise, who is going to do this? We're not interested in doing that. So somebody is going to come in and push they're agenda. So, you know, I made sound cynical, you know, and things like that; but this is a real world and now we're dealing with a City. I mean, this is a City; this is not like, you know, up and down the street. We have thousand of people who live here. So you want to effect -- they want to cause an effect to our zoning code that will, in the future, affect everyone who comes to live here.

And then they want to advertise -- they say that they're not going to pay for it. We'll have to pay for it -- to advertise ourselves to the world that we're, in fact, the food hub of the South.

Is that what you want to be known for? I didn't think so.

1 We're a suburb of Atlanta. Is that what you want to be known for. I  
2 didn't think so. We're a suburb of Atlanta; cosmopolitan City.  
3 Everybody come here from all the world. We're not farmers. I  
4 understand what they want to do and all of that kind of stuff in, you  
5 know, a limited way they can do it. But do it in the area that we as  
6 the City has already decided they should do this work. We have an  
7 agricultural district; we have people who want to grow food in they're  
8 backyards, they can do it. So why do we have to have a hub? We  
9 need supermarkets; we need a modern delivery food of the food  
10 system and we're not going to have that by having farming -- a farm  
11 next door to me; somebody growing food in their backyard. It's not  
12 going to happen.

13 So I -- for those reasons and some others, you know, if you  
14 read this outline and think about it, it's nothing in there for the City.  
15 And then on top of that, I read that they want to -- in order to help  
16 them make this their priority, to give them land grants, tax  
17 abatements; special water meter treatment; so we're losing every  
18 way around. So the City wants to get involved with growing food?

19 Okay. That's my question. I don't think so. I recommend  
20 that we deny the plan.

21 COMMISSIONER ATKINS: Okay. Thank you, Commissioner  
22 Fields. The motion on the floor is to deny and I'm going to now say  
23 a few words just as well.

24 Commissioner Fields, I appreciate your comments. I  
25 appreciate your questions also, Commissioner Lovett and as yours as

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well, Commissioner Fann. This particular Agenda Item had a lot of discussion at last week's Work Session; and I am hoping that this is a lesson for all of us but particularly when an Agenda Item comes before this Body and the presenters are told then there will be no questions from the Commission and they're expecting that this Body will take action on it.

That first of all should have never happened; that is a no-no. There are so many questions tonight and there are so many concerns tonight because we really don't know what the plan is. As I stated last week, I think that this is a great opportunity for our City. My views were different from those of Commissioner Fields; but I don't know, like he's saying, is there going to be or the idea to have a garden or formal empty corner on everybody's backyard or whatever? I don't know that. I don't think he knows that.

And my point, in all of that, is that this Body should have had the due diligence that Staff facilitated where the presenters, Ms. Baggett, Ms. Brown, any other stakeholders, had the ability of any of those citizens that were appointed to the task force to come before this Body and to fairly go through plan and to talk about any of the objectives, any of their recommendations to get the Body feedback before it came to this Body for action.

So what happened for this particular Agenda Item -- and now there's a motion to deny; is that the cart has come before the horse. That we don't need to do again. Okay. So I think that a better or more appropriate motion would be to table the Agenda Item until



1 we've had the opportunity to do our due diligence because I, myself,  
2 have a lot of questions; and I also stated last week that we will not  
3 do committee work on the Commission meeting. All of these things  
4 should have happened in a Work Session so that we would have  
5 been thoroughly advised of the plan, what's in the plan. This Body  
6 would have had an opportunity to ask all of their questions. Maceo  
7 could have come to talk about what the City is trying to do in terms  
8 of a grocer and all of those things. We simply don't know that; but  
9 the request of us is to take action on this and the motion on the floor  
10 is to deny.

11 Let that be a lesson. So I know that there's a motion by  
12 Commissioner Fields to deny. There's a second by Commissioner  
13 Fann who had some questions to support that motion to deny. I  
14 personally think that a better motion would be to table until we are  
15 able to have (inaudible) dialog and to be able to go through the plan.  
16 I think that there are lots of benefits for the City on this; but we have  
17 not that opportunity.

18 The other thing that I would say is this: Because we're in a  
19 Zoom setting here, I noticed that when some of the Commissioners  
20 were making comments or asking questions, there was some body  
21 language that wasn't of the most pleasant. This is a  
22 professionally-run meeting. I ask that everyone govern themselves  
23 in a professional manner. We will operate with professional  
24 decorum; so if your face is not fixed, please fix your face.

25 COMMISSIONER FANN: Mr. Chair.

1 COMMISSIONER ATKINS: Yes, Commissioner Fann.

2 COMMISSIONER FANN: You know, after your (inaudible)  
3 lashing, I would just say that you are absolutely right in terms of we  
4 should table it because come things Mr. Fields said that I agree with;  
5 some things that you said, I agree with; some things that Ms. Lovett  
6 has said, I agree with and I'm sure there are probably some others  
7 who feel the same way.

8 So I am going to ask that we do table it and I'm going to  
9 move for a motion as a friendly amendment.

10 COMMISSIONER ATKINS: A substitute?

11 COMMISSIONER FANN: Yes, a substitute motion to table this  
12 matter for further discussion and deliberation.

13 COMMISSIONER ATKINS: Okay.

14 COMMISSIONER FIELDS: I accept.

15 COMMISSIONER ATKINS: Mr. Fields accepts that and I will  
16 also say this: I want it to be very clear for the record to show. I am  
17 not adverse to this. What I'm adversed to, and it is obvious by my  
18 tone, is the way that this was presented to this Body. And if you  
19 don't want this tone again, then this is not how things should come  
20 to this Body when this Body is asked to take action on it. We will not  
21 be a rubber stamp. This Body should have the opportunity to ask  
22 questions, to hear from the presenters. We want to make sure if this  
23 is going to be adopted as a part of our Comprehensive Plan, that we  
24 are very well versed in that is all is being presented.

25 Again, I am a proponent for urban agriculture; but I am not a

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proponents for this sloppy process that we've had.

So at the moment, there is a substitute motion to table this Agenda Item and there's a second to that. Are there any other comments, questions or concerns?

AUDIENCE: (No response.)

COMMISSIONER FANN: No discussion on the table, Mr. Chair and you know that so we just move to --

COMMISSIONER ATKINS: All in favor for the table sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes have it. This Agenda Item is tabled. Can we please put the agenda back up. I think we're going to move now to any announcements.

**VIII. ANNOUNCEMENTS:**

COMMISSIONER FANN: Mr. Chair, I have a motion. I want a motion to move into Executive Session with the attorney, having several matters of discussion in terms of what it is we can discuss in Executive Session and so that we can get clear on what we can discuss in Executive Session before if we have a meeting and we can move into Executive Session to discuss stuff that out of public view; so I want to Executive Session to have that discussion with her; because there's a couple of things that came up I think we need to discuss.

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ATTORNEY VALERIE ROSS: Let me just double check, Commissioner, because I know typically, Executive Session is set for three specific things whether it's litigation, personnel or disposition or sale of property. I'm not necessarily familiar with the Planning and Zoning Commission going into Executive Session for any of those three items; but let me just check the ordinance right quick and I'll be right back.

COMMISSIONER FANN: Okay. Thank you so very much.

COMMISSIONER ATKINS: While we do wait on that, we'll take this opportunity also before Ms. Ross comes back to us. I did have another inquiry about Commissioner stipends and I don't know if everyone has been receiving their stipends. I know that there issues with the mail and I don't know if Staff is processing that and sending that onto finance. If so, if Staff is processing that and sending it to finance, I'm very open to send an open records request to finance about why they're not processes them and I can do that tomorrow if I need to.

COMMISSIONER FIELDS: I'm having the same problem. I spoke to Rainey at the office and she said that the check had been cut but I haven't received anything and it's been almost three weeks.

COMMISSIONER ATKINS: Okay. So, yes, I actually would like for Staff -- and please make this part of the record -- to do a reconciliation. If you would go through every meeting to see which Commissioners attended the meeting and then check with finance to make sure that each Commissioner has been compensated for those

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meetings that they have attended so that we can go ahead and get to the bottom and so my text messages an emails won't continue to get cluttered with have we gotten paid; have we not because I don't know. So I would like for Staff to do that. Kim, do you know how soon you guys can get that list to us, the reconciliation of that?

MS. SMITH: I don't but I will look into that with the office manager and finance tomorrow and then I will be able to respond to that but I don't have an answers how long that would take.

COMMISSIONER ATKINS: Okay. Well, let's see if -- and I'll reach out to Rainey as well and I'd like to have something -- it should be fairly simple for them to just go through their records and pull that report. So I'd like to have something next week and I can reach out to Rainey as well. So I'll send an email out and copy you on that. Ms. Ross did you find any information?

ATTORNEY VALERIE ROSS: I do not see anything in the ordinance that gives the authority for Planning and Zoning Commission to go into Executive Session. I know the Council does have the ability to go into Executive Session for the reasons I just stated. Unless it's in your Bylaws, I don't see anything in the ordinance itself that speaks to the Commission's ability to go into an Executive Session. I can, you know, definitely follow up after this meaning with an opinion on that; but for purposes of tonight, I don't see a basis for that and the ordinance for the purposes of the Commission's authority.

If there are any questions from any --

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COMMISSIONER FANN: I do have some, Ms. Ross. Thank you so very much. And Mr. Chair, if you would allow me.

COMMISSIONER ATKINS: Yes, please, Commissioner Fann.

COMMISSIONER FANN: I thank you for doing that for the clarification. But I some concerns and I'm going to voice them publicly since we can't go into Executive Session in that when we have closed on a public hearing, because we are in this pandemic time, there's a reconsideration to reopen the public hearing; and so the prevailing side of the Council can always go back and reconsider they're previously action to go back and then allow for reconsideration of a public hearing, parliamentary procedure; that is parliamentary procedure. So we move to allow for the do-it-again when we should have just asked for reconsideration to reopen the public hearing because those of us who was on the prevailing side, that's all we had to say.

You didn't have to have that one person. That's all I want to say about that. But I wanted to make sure that when we are dealing with certain something, then if there is no guidance in terms of us going into Executive Session to discuss some thing out of public in terms of discussion, if we need to create come Bylaws or something to do that, then I think, Mr. Chairman, we need to do that because there are times when there are things that we need to discuss amongst ourselves that we should not be airing it to the public.

That's just my opinion. I don't know how the other members feel, but I think that since Ms. Ross has given us that opinion and

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she's going to continue to research and come back with an opine opinion that we need to look at how we can do that and do it legally.

COMMISSIONER ATKINS: Yes. I will say that it is probably in our Bylaws. I know that we have had Executive Sessions. I've been here 20 something years and I know that I've been in an Executive Session a time or two. So we'll give Ms. Ross an opportunity to look for that, Commissioner Fann.

COMMISSIONER FANN: You've been here twenty years; and I've been here (inaudible) years. So I'm just saying, that I'm just trying to make sure for the other people that's not used to it and understand that and know that we can do something in terms of discussion being done without being in the public. But Mr. Chairman, I respect you as the Chairman, you know I did; but I just wanted to make sure that we do things in an orderly manner and make sure that, you know, there are things that we do need to discuss that's not -- need not to be discussed in the public.

COMMISSIONER ATKINS: I completely agree with that.

ATTORNEY VALERIE ROSS: If I have a copy of the most recently updated Bylaws, I'll definitely take a look at it and I can follow up an email to the Body.

MS. SMITH: I just emailed them to you.

ATTORNEY VALERIE ROSS: Thank you.

COMMISSIONER ATKINS: Okay. Are there any announcement?

COMMISSIONERS: (No response.)

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COMMISSIONER ATKINS: Staff, any announcement?

MS. SMITH: I do not have any announcements this evening.

COMMISSIONER ATKINS: Okay. Commissioners, any announcements?

**VIII. ANNOUNCEMENTS:**

COMMISSIONER FANN: Vote, vote, vote. That's the announcement.

COMMISSIONER ATKINS: Vote, vote, vote. That is the announcement.

COMMISSIONER FIELDS: I have an announcements.

COMMISSIONER ATKINS: Okay, Mr. Fields.

COMMISSIONER FIELDS: I'm sorry, I'm messing with you guys. Last time we were here, we talked about an inspector to go out and inspecting like once the permitting department issues the permit and then they come back and do the work up on the specifications and stuff like that, we were asked a question is there an inspector that goes out for the department and make sure that they're following those step, you know; like they're following the recommendations of the zoning department or the permitting department. And I sent out an email to everybody; at least I thought I did, anyway and it was a proposal to create the position of the zoning inspector.

So I was wondering is that still, you know, something that you guys are interested in, you think we should do that?

COMMISSIONER ATKINS: Yes.



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COMMISSIONER LOVETT: Doesn't the City already have a building inspector. Because you can occupy a space, the City has to give you the certification; is that what you're talking about; someone in that role?

COMMISSIONER FIELDS: No. If someone wants to build a house and they come to the zoning -- they come to the permitting department to get the permission to disturb the earth, put the house up and then they come and say, this is what my house is going to look like; this is what I am going to have to do or they may have to come and get a variance, you know, a setback or something like that; and then when the permission is given for them to go and build the house, is there a follow-up to that particular permit?

In other words, some the people would come, perhaps, say they're going to do one thing on the land but then they do something else and then the community starts complaining and stuff like that about the noise or about the dust or about the dirt running down in the creek that they put on the property when it rains; so, of course, they have to complain about that and try to get somebody to come out and try to make the people stop, you know. I think there is a department for that.

But to make sure that they don't do it in the first place, to create -- is the question, you know. So that's what I was asking; in addition, to the person that goes out and do violations, you know --

COMMISSIONER LOVETT: Code enforcement.

COMMISSIONER FIELDS: Yes, as a body, you know, as a

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zoning -- like Kimberly as a director of the zoning and planning, you know; someone in your office to go out and make sure that they're doing what they're supposed -- they said they were going to do; that's the question.

COMMISSIONER ATKINS: I think that the position -- it sounds like it would be somewhat similar to a code enforcement officer -- this would be a zoning enforcement officer that would -- because they're several thing that this Body passes that where they're conditions; and after it leaves us, quite frankly, we don't really know if the applicant is adhering to all of the conditions supported by the Body; so it really would be someone like a zoning enforcer, zoning enforcement officer. And so are there any positions, Kimberly, that are a part of your department that are not funded and therefore not Staffed?

MS. SMITH: For that roll, we do not have a zoning enforcement officer. We have three building inspectors and a chief building inspector; but for someone, we do not have a zoning enforcement officer on our Staff.

COMMISSIONER FANN: Well, let me just ask a question, Mr. Chair. That is compliance; that's a compliance position in terms of somebody will keep up with what's in compliance in terms of what we approve or what the Council approves in terms of compliance, making sure that the conditions that we put on that, that they stick with those conditions; so that would be a compliance person verses zoning totally. Because once we put those recommendations on

1                   them, we say these are the things you got to do. Somebody have to  
2                   make sure that they're in compliance to what we have -- they  
3                   stipulated and they agreed to what they're going to do. Well, just  
4                   like he was just saying, they just building in the buffer -- once the  
5                   building person come out there and see they're in the buffer, they  
6                   always have built in the buffer, right. We have gone through that  
7                   where people have cut down trees and all that other stuff, you know,  
8                   prior to -- so this got to be somebody who is going to be dealing with  
9                   compliance in terms of making sure that they're in compliance with  
10                  what we set forth that they should be doing overall, in my opinion.

11                 MS. SMITH: Yes. We don't have a zoning compliance officer  
12                 as well. I know when I was in Clayton County at the zoning  
13                 administrator, I did have a zoning compliance officer on Staff. And  
14                 so we do not have an appointed person in our department.

15                 COMMISSIONER FANN: You need to have one.

16                 COMMISSIONER FIELDS: Yes, that's what I'm recommending.  
17                 So I put the proposal out there to see if, you know and what -- and  
18                 how do you formulate it to actually, you know, get action on  
19                 something like that.

20                 MS. SMITH: Well, the Council adopts a budget every year  
21                 and it would have to be supported by Council and the City Manager.  
22                 The Manager creates the budget and makes that proposal to Council  
23                 and they look at it. They have a finance and budget committee  
24                 made up of members of Council and they vote on it. They vote on  
25                 the budget every year; every position is approval by Council.

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COMMISSIONER FIELDS: So, can we get that on the list of proposals, something like that? I'm just asking, you know. I did write something here. I could read it to you; but I did send an email so in other words, if we want to do it, let's write it and send it to them and see what they say.

COMMISSIONER ATKINS: So, Kim, yes, the process is that the Council will approve but when the City has gone through the budgeting process, are the departments to submit to the City manager what positions they would like, I think that this Body is asking that, as a part of your submission, if you would include a zoning compliance officer and maybe we could use the job -- description instead of reinventing one, if we thought it was a good job description from Clayton County --

MS. SMITH: Sure.

COMMISSIONER ATKINS: Assume that there is someone that is going out to make sure that those things are being adhered to as passed by this Body.

MS. SMITH: Will do.

COMMISSIONER ATKINS: Okay. Can you share that position with us once you got that information, that would be great, the job description.

MS. SMITH: Will do. I'll email it to everyone.

COMMISSIONER ATKINS: Any other announcements?

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none and seeing none,

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Commissioners, at this time, I'll entertain to adjourn.

**IX. ADJOURNMENT:**

COMMISSIONER FIELDS: Motion to adjourn.

COMMISSIONER ATKINS: Is there a second?

COMMISSIONER MCKNIGHT: Second.

COMMISSIONER ATKINS: It's been moved by Commissioner Fields, seconded by Commissioner McKnight that we adjourn. All in favor sound aye.

COMMISSIONERS: Aye.

COMMISSIONER ATKINS: All opposed sound nay.

COMMISSIONERS: (No response.)

COMMISSIONER ATKINS: Hearing none, the ayes visit. This meeting is now adjourned. Thank you.

(Whereupon this concludes the regularly scheduled meeting for the City of East Point Planning and Community Development on October 15, 2020.)

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Attest:

I hereby attest that the foregoing transcript was reported, as stated in the caption, and the questions and answers thereto were reduced to the written page under my direction; that the foregoing pages 1 through 62 represent a true and correct transcript; that I am not in any way financially interested in the result of said case.

I am here as an independent contractor for the City of East Point, Department of Planning and Community Development.

I was contacted by the Offices of East Point, Department of Planning & Community Development to provide stenography services to take down the meeting minutes.

The foregoing regularly scheduled meeting for the City of East Point, Department of Planning and Community Development , on October 15, 2020 at 6:30 were taken down by me and transcribed by me on this 29th day of October, 2020.