



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2025-1190

**Substitute**

9/23/2025

**File Status:**

**Public Hearing:** YES ☐ NO ☒

**Department:** Board of Commissioners - District 6

**SUBJECT:**

**Commission District(s):** Districts 3 and 6

To Appropriate \$50,000 Of General Fund- Planning Fund And \$2,128.44 Of District 6 Reserve For Appropriations, Totaling \$52,128.44, To Farmer D Consulting And To Appropriate \$50,000 Of General Fund- Long Range Planning Fund to Signal Works To Begin Development Of A Bouldercrest Overlay District Master Plan

**Information Contact:** Commissioner Edward C. “Ted” Terry

**Phone Number:** 404-371-4909

**PURPOSE:**

To appropriate \$50,000 of General Fund- Planning Fund and \$2,128.44 of District 6 Reserve for Appropriations, totaling \$52,128.44, to Farmer D Consulting and to appropriate \$50,000 Of General Fund- Long Range Planning Fund to Signal Works to begin development of a Bouldercrest Overlay District Master Plan

**NEED/IMPACT:**

The Farmer D Consulting proposal will result in an analysis of the area including identifying walkable neighborhood centers and conservation areas, site concept designs, trail mapping, general land use and zoning code recommendations, and neighborhood presentations all working towards the development of a master plan of the Bouldercrest Overlay District. This work is a part of a larger project in studying a Village Conservation Community concept across DeKalb County. This history is outlined below. This proposal can also be considered Phase III Part 2 of the Village Conservation project as it takes a closer look at Focus Area 2 (as outlined in Phase II). This project began in June to collaborate with stakeholders and the Bouldercrest community on a contested rezone and has an end date of December 31, 2025. District 3 has also identified Signal Works to assist with the beginnings of a master plan of the Bouldercrest Overlay District.

In the 2025 Mid-Year Budget Amendment Requests (Agenda Item 2025-1060), Commissioners approved a line item in the General Fund, Planning Fund for “Bouldercrest Overlay District Master Planning” for \$50,000. The Administration has authorized District 6 to draft the Agenda Item. The remaining \$2,128.44 in the proposal will be appropriated from District 6 Reserve for Appropriations covering the proposal total of \$52,128.44. The additional \$50,000 for Signal Works will be allocated to Long Range Planning – General Fund from the General Fund – Budgetary Reserve.

In 2022, District 6 funding was appropriated for Phase I-to promote DeKalb County Pedestrian Neighborhood. The previously approved scope of work has also helped inform certain aspects of the DeKalb Unified Plan. In 2023, Agenda Item 2023-0653 for District 6 funding was appropriated for Phase II for an overall County-wide assessment. In 2024, District 6 funding was appropriated for the beginning of Phase III to strengthen previous studies outlined in the DeKalb Unified Plan and the continued focus on integrating strategies to address the complex and interconnected community needs along with an ever-developing approach to sustainability.



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### **FISCAL IMPACT:**

Per the 2025 BOC Mid-Year Budget Amendment (Agenda Item 2025-1060), \$50,000 of this project will come from the General Fund - Planning Fund (05170.521209.100.000.0000). The remaining \$2,128.44 will be paid by District 6 Reserve for Appropriations (00206.579002.100.0000.0000). This totaling \$52,128.44.

Increase appropriations for the following accounts by the amount indicated below:

Planning & Sustainability – Long Range Planning – General Fund – Other Professional Services  
(05170.521209.100.000.0000) - \$50,000

Decrease appropriations for the following account by the amount indicated below:

Fund Reserves – General Fund – Budgetary Reserve (09610.579013.100.000.0000) - \$50,000

### **RECOMMENDATION:**

To approve the allocation and authorize the Chief Executive Officer or her designee to execute all necessary documents.