

A RESOLUTION TO ESTABLISH A TEMPORARY MORATORIUM ON NEW HANGAR DEVELOPMENT AT DEKALB-PEACHTREE AIRPORT (PDK) AND TO URGE THE FEDERAL AVIATION ADMINISTRATION TO RESTRICT NIGHTTIME FLIGHTS TO EMERGENCIES

WHEREAS, DeKalb-Peachtree Airport (“PDK”) is a significant regional transportation and economic asset located in DeKalb County, providing jobs, business opportunities, and critical aviation services; and

WHEREAS, PDK’s operations also generate noise, air emissions, and traffic impacts that disproportionately affect nearby residential neighborhoods, schools, and other sensitive land uses; and

WHEREAS, it is the policy of DeKalb County to protect public health, safety, and welfare, to minimize adverse environmental and noise impacts, and to promote a high quality of life for residents living in proximity to PDK; and

WHEREAS, the County recognizes the need for a modern, comprehensive, and community-informed update to the PDK Master Plan to guide future development and land use at and around the airport; and

WHEREAS, such an updated Master Plan should explore and prioritize aviation-adjacent, but non-flight-related, uses and development patterns—such as light industrial, commercial, research, green space, and other compatible uses—that can deliver community benefits while reducing noise and environmental burdens; and

WHEREAS, continued approval of additional hangar construction and expansion prior to completion of an updated Master Plan may preclude or limit these alternative development patterns and could increase noise and environmental impacts on surrounding communities; and

WHEREAS, nearby residents have raised concerns regarding nighttime aviation noise and its effects on sleep, health, quality of life, and property values and enjoyment; and

WHEREAS, while ultimate authority over flight operations and airspace management rests with the Federal Aviation Administration (“FAA”), local governments and airport sponsors have a responsibility to advocate for community protections and reasonable limitations on nighttime operations, consistent with federal law and safety needs; and

WHEREAS, limiting nighttime flights to emergency and critical public safety operations would provide meaningful relief to surrounding communities while preserving essential aviation services; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING AUTHORITY OF DEKALB COUNTY, GEORGIA, as follows:

- 1. Temporary Moratorium on New Hangar Development at PDK**

- a. The Board of Commissioners hereby establishes a temporary moratorium on the approval of any new hangar construction, expansion, or lease agreements that would result in additional hangar capacity at DeKalb-Peachtree Airport, to remain in effect until a comprehensive update to the PDK Master Plan is completed and formally adopted by this Board, or until this moratorium is otherwise modified or rescinded by further action of this Board.
 - b. It shall be the policy of DeKalb County that, during the moratorium period, no action by the Board of Commissioners shall approve, authorize, or ratify any new hangar-related development or lease agreement that would increase the number or capacity of based aircraft at PDK, except where such action is expressly found by this Board to be necessary to address immediate safety, maintenance, or regulatory compliance issues. Any proposed exception shall be brought to the Board for consideration and shall require an affirmative vote of this Board.
 - c. This moratorium is intended to provide sufficient time and space for thoughtful planning, robust community engagement, and careful consideration of aviation-adjacent, non-flight-related development opportunities at and around PDK.
- 2. **Update of the PDK Master Plan**
 - a. The Board of Commissioners hereby expresses its intent that an update to the PDK Master Plan be initiated and completed, in coordination with PDK management, appropriate County departments, and aviation planning consultants, and brought back to this Board for review and adoption.
 - b. The updated Master Plan shall, at a minimum:
 - i. Evaluate noise, environmental, traffic, and public health impacts of current and projected operations;
 - ii. Identify and prioritize aviation-adjacent, non-flight-related uses and development patterns that can reduce community impacts while preserving economic benefits;
 - iii. Incorporate robust community input, including affected neighborhoods, schools, and stakeholder groups; and
 - iv. Provide clear recommendations for future land use, infrastructure investment, and mitigation measures at and around PDK.

- 3. **Advocacy to the Federal Aviation Administration for Nighttime Flight Restrictions**
- a. The Board of Commissioners hereby urges and requests that the Federal Aviation Administration, in consultation with DeKalb County as airport sponsor, adopt policies and take appropriate actions to prohibit or significantly restrict nighttime takeoffs and landings at PDK, except for emergency operations and flights necessary for public safety and critical medical or humanitarian purposes.
- b. The Board further requests that the FAA work with DeKalb County and PDK to evaluate and implement any available noise abatement procedures, curfews, or other operational measures that are consistent with federal law and safety requirements and that provide meaningful relief to surrounding communities during nighttime hours.
- c. The Board expresses its intent that DeKalb County's federal lobbying team, in coordination with the Chief Executive Officer or designee, actively support and advocate for these nighttime flight restrictions and related noise-reduction measures, including by communicating this Resolution and associated community

concerns to the FAA, members of Georgia's Congressional delegation, and other appropriate federal and regional decision-makers.

4. Transmittal and Federal Advocacy

- a.** The Board requests that DeKalb County's federal lobbying team, in coordination with the Chief Executive Officer or designee, assist in transmitting copies of this Resolution, as relevant, to the FAA, members of Georgia's Congressional delegation, and other federal, state, or regional entities whose support may help reduce or eliminate most nighttime flights at PDK, except for emergencies.
- b.** The Board further requests that the federal lobbying team use this Resolution as the policy basis for ongoing federal advocacy aimed at reducing or eliminating most nighttime flights at PDK, and at advancing additional noise and environmental mitigation measures consistent with community needs and federal law.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

ADOPTED this _____ day of _____, 2025.

MICHELLE LONG SPEARS

Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of _____, 2025.

LORRAINE COCHRAN JOHNSON

Chief Executive Officer
DeKalb County, Georgia

ATTEST:

BARBARA H. SANDERS-NORWOOD, CCC
Clerk to the Board of Commissioners and Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

TERRY G. PHILLIPS
Interim County Attorney
DeKalb County, Georgia