In The Matter Of:

City of Doraville

State of Georgia

Special Called Meeting with Public Hearings

September 14, 2009

American Court Reporting Company, Inc.

52 Executive Park South

Suite 5201

Atlanta, Georgia 30329-2217

(404) 892-1331 - (800) 445-2842

Original File 58941-1.TXT

Min-U-Script® with Word Index

This Page Intentionally Left Blank

CITY COUNCIL MEETING

CITY OF DORAVILLE

STATE OF GEORGIA

SPECIAL CALLED MEETING

WITH PUBLIC HEARINGS

* * *

Transcript of the proceedings held in the City Council Room at Doraville City Hall, 3725 Park Avenue, Doraville, Georgia, Mayor Ray Jenkins presiding, before Theresa Bretch, Certified Court Reporter, commencing at 6:30 p.m. on Monday, September 14, 2009.

* * *

APPEARANCES:

Doraville City Council:

Hon. Ray Jenkins, Mayor
Councilmember Maria Alexander
Councilmember Brian Bates
Councilmember Robert Spangler
Councilmember Donna Pittman
Councilmember Bob Roche
Councilmember Pam Fleming
Murray J. Weed, City Attorney
Ms. Rhonda Blackmon, City Clerk

P R O C E E D I N G S

MAYOR JENKINS: Meeting come to order. Call the roll, please.

CLERK BLACKMON: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Here.

CLERK BLACKMON: Councilmember Bates?

COUNCILMEMBER BATES: Here.

CLERK BLACKMON: Councilmember Fleming?

COUNCILMEMBER FLEMING: Here.

CLERK BLACKMON: Councilmember Pittman?

COUNCILMEMBER PITTMAN: Here.

CLERK BLACKMON: Councilmember Roche?

COUNCILMEMBER ROCHE: Here.

CLERK BLACKMON: Councilmember Spangler?

COUNCILMEMBER SPANGLER: Here.

MAYOR JENKINS: First item on the agenda has been added so that we can get an answer on the Clinicare lease.

I come up with some figures today, which they're very small. I can't find out anything of how much the furnace and the air conditioner's going to cost.

I do have an estimate on the furnace. To bring it up to date is $356. And of course I can't tell about the air conditioning until we get the power

and the gas on to check that out. And I wouldn't think that would be a big expense but we never know.

Okay. On the insulation, we're talking about $120. Electrical, to move all the -- actually move the walls to move the electrical, and that comes to about three twenty on that, and three fifty-six on the other, and actually moving the walls will come to about $500 we hope. Probably less than that.

COUNCILMEMBER FLEMING: (Inaudible.)

MAYOR JENKINS: Of course, now, if you want to --

Excuse me?

COUNCILMEMBER FLEMING: We're doing it; correct?

MAYOR JENKINS: Yes. That's what I was going to say. If we figure the cost of labor on the outside, it would be quite above that. But that's about where we are on that.

And like I say, I would say we'll come under -- well under the first month's rent to get that building leased to these people. And as I've said before, I think it would be an advantage for us whenever they move the walls, it'll be -- they're going to do a lot of the work, the cleaning up, actually the painting. We'll do the ceiling and the

Page 5

1 windows and such things as that. But I still say it
2 would be good for us to go ahead.
3 And there is some talk about a fire station
4 there, but even if we did think about a fire station,
5 I don't believe that's a good place. But, then, I
6 don't know, a fire station within what, four or five
7 years, and we're losing you might say rent between now
8 and then.
9 So that's all I have to say. Anybody got
10 any questions?
11 COUNCILMEMBER PITTMAN: Mayor, how many
12 acres is that?
13 MAYOR JENKINS: Oh, that's -- it's combined
14 all the way down to the pool, so I don't know.
15 MR. HAEBERLIN: 1.64.
16 MAYOR JENKINS: Is that just the Clinicare?
17 MR. HAEBERLIN: Councilmember --
18 MAYOR JENKINS: Okay.
19 COUNCILMEMBER FLEMING: How far does that
20 go? To the pool?
21 MR. HAEBERLIN: Yes. It provides access to
22 the swimming pool.
23 MAYOR JENKINS: What we're saying is is the
24 Clinicare property one point --
25 MR. HAEBERLIN: 1.64.

Page 6

1 COUNCILMEMBER PITTMAN: So it's zoned --
2 MR. HAEBERLIN: O-I.
3 COUNCILMEMBER FLEMING: And how long has it
4 been vacant, Mayor? Do you have any idea?
5 MAYOR JENKINS: Well, two or three years.
6 We are being paid for the back rent slowly and able to
7 pick up some of the old rent. I'd say three years,
8 two to three years.
9 COUNCILMEMBER FLEMING: As far as you know,
10 at that time, the electrical and -- I mean the air
11 conditioning and heating units were working at that
12 time?
13 MAYOR JENKINS: Yes, because they were
14 operating a clinic in there for years; yes.
15 COUNCILMEMBER BATES: Mayor, I'll make a
16 motion to accept the lease with the utilities being
17 added in under the lessee's requirement.
18 MAYOR JENKINS: Have you got that in there,
19 Murray?
20 MR. WEED: I know to make the change, Mayor.
21 I haven't made the change yet because I wanted to find
22 out what else we might change tonight.
23 MAYOR JENKINS: Okay.
24 MR. WEED: But I know to do that.
25 COUNCILMEMBER SPANGLER: I wanted to ask

Page 7

1 Mr. Haeberlin, what about the parking? Is the parking
2 sufficient?
3 MAYOR JENKINS: Oh, yeah.
4 MR. HAEBERLIN: I think that building is
5 probably about -- we don't have an official survey,
6 but I think that building's about 5,000 square feet.
7 So you're looking at five spaces per thousand, about
8 25 parking spaces, roughly. I think we've got that.
9 We are doing some repair on the back parking
10 lot because there's some failures of the retaining
11 wall, but the City was going to do that anyway.
12 I think 25 spaces should handle it.
13 MAYOR JENKINS: Do I get a second on that?
14 COUNCILMEMBER PITTMAN: Second.
15 MAYOR JENKINS: Any more discussion?
16 - - -
17 (No response)
18 - - -
19 MAYOR JENKINS: Call the roll, please.
20 CLERK BLACKMON: Councilmember Alexander?
21 COUNCILMEMBER ALEXANDER: Yes.
22 CLERK BLACKMON: Councilmember Bates?
23 COUNCILMEMBER BATES: Yes.
24 CLERK BLACKMON: Councilmember Fleming?
25 COUNCILMEMBER FLEMING: Yes.

Page 8

1 CLERK BLACKMON: Councilmember Pittman?
2 COUNCILMEMBER PITTMAN: Yes.
3 CLERK BLACKMON: Councilmember Roche?
4 COUNCILMEMBER ROCHE: Yes.
5 CLERK BLACKMON: Councilmember Spangler?
6 COUNCILMEMBER SPANGLER: Yes.
7 MAYOR JENKINS: I would like to add
8 something to this agenda and I would like for some-
9 body to make a motion that we add the item of Chestnut
10 Drive Townhouses to the agenda.
11 COUNCILMEMBER BATES: Mr. Mayor, actually
12 I'll make the motion if you don't mind --
13 MAYOR JENKINS: Yes, sir.
14 COUNCILMEMBER BATES: -- to add a moratorium
15 on attached dwelling units to the agenda.
16 MAYOR JENKINS: We need to get a motion to
17 put it on the agenda first.
18 COUNCILMEMBER BATES: Yes, sir. I'll make
19 the motion to add the moratorium on attached units --
20 attached dwelling units to the agenda.
21 COUNCILMEMBER PITTMAN: Second.
22 MAYOR JENKINS: Any more discussion?
23 - - -
24 (No response)
25 - - -

Page 9

MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
CLERK BLACKMON: Councilmember Spangler?
COUNCILMEMBER SPANGLER: Yes.
COUNCILMEMBER BATES: Thank you, Council.
MAYOR JENKINS: Okay, Scott.
MR. HAEBERLIN: I'll let Mr. Weed go over this, but this is a building permit moratorium. It is not a zoning moratorium.
As you're aware and as we've been discussing that developments other than single-family detached, we have a lot of issues that need to be addressed from a development perspective and also, too, building perspective relative to these items, because we really have not had any new development in the city in many, many years, and there has been some conflicting

Page 10

results from doing that.
And so Mr. Weed with the support of Councilman Bates has put forth a draft for a moratorium which is in front of each one of you. I'll let the City Attorney go in more detail on that item.
I do support this. I think this is necessary at this point in time. We need some additional time to study the past experiences so that we can, you know, again, not have these failures or mistakes in the future.
Mr. Weed?
MR. WEED: Mr. Mayor and members of the Council, this moratorium is very similar to the one that you passed in 2008. It would be limited to the issuing of building permits only and it's also limited to issuance of building permits on attached dwellings.
Mr. Haeberlin identified to my office that we have reason to believe that there are new attached dwelling developments that come out of the ground very quickly; however, those developments don't have any kind of requirements with regard to what the facades would look like, whether they would be to match existing structures that are already there. They wouldn't necessarily be required to do that.
Also we would like a little bit more time to

Page 11

determine literally the lay of the land in different areas of the city, whether or not there's an appropriate septic, access to water and sewer lines, road provisions and other infrastructure issues that relate specifically to attached dwelling units.
We do not have an architectural design ordinance yet, as you know. While our tree ordinance would have -- some parts would be relevant to these type of projects, we don't have a landscape ordinance that would mandate what green space areas might be required for these developments. And these are reasons in my opinion that would act as quote/unquote exigent circumstances warranting the implementation of a moratorium. And I concur with the Planner that it's necessary, and I'd ask that you vote in favor of the same.
COUNCILMEMBER BATES: Mr. Mayor, I'm going to ask that Council waive first reading of the moratorium as discussed.
MAYOR JENKINS: Second?
COUNCILMEMBER FLEMING: Second.
MAYOR JENKINS: More discussion?
- - -
(No response)
- - -

Page 12

MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
CLERK BLACKMON: Councilmember Spangler?
COUNCILMEMBER SPANGLER: Yes.
COUNCILMEMBER BATES: And Mayor and Council, I'm going to ask that we pass the moratorium as read.
COUNCILMEMBER ALEXANDER: Effective?
MAYOR JENKINS: Second?
COUNCILMEMBER BATES: Effective --
MR. WEED: I'd prefer you to make it effective immediately.
COUNCILMEMBER BATES: 5:45, 6:45 -- 6:40 p.m. on 9/14 of '09.
COUNCILMEMBER BATES: Second.
MAYOR JENKINS: Any more discussion?
- - -

Page 13

(No response)
- - -
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
CLERK BLACKMON: Councilmember Spangler?
COUNCILMEMBER SPANGLER: Yes.
MAYOR JENKINS: All right. Thank you.
COUNCILMEMBER BATES: Thank you.
MAYOR JENKINS: Very good.
I didn't get your name, young lady.
MS. BAKER: I'm Laura Baker.
MAYOR JENKINS: Just tell the lady to call me in the morning.
MS. BAKER: Okay.
MAYOR JENKINS: You can stay and have fun if you want to.

Page 14

MS. BAKER: I grew up here. I want to know.
MAYOR JENKINS: Okay.
COUNCILMEMBER FLEMING: Welcome to the city, by the way.
MS. BAKER: Thank you.
COUNCILMEMBER FLEMING: We should have at least said that after we voted.
MS. BAKER: Well, thank you.
COUNCILMEMBER BATES: We're glad to have you.
MS. BAKER: Thank you very much.
COUNCILMEMBER PITTMAN: We thank y'all for coming.
MR. HAEBERLIN: If we could, Mayor -- and I think this one would be more simple than some of the more involved ones we're going to get into in a minute.
Section 906(C) which is listed as 4D on your agenda, if we could move that up to the top of the agenda and then everything else would fall below that, I think this is a much more simpler item, and make sure that we get to this item because it is scheduled to public hearing tonight. If we could, you know, amend the agenda to reflect that, moving 906(C) up next and then all else would follow behind it. That's

Page 15

a request of the staff.
MAYOR JENKINS: You want 4D first?
MR. HAEBERLIN: Yes, sir.
COUNCILMEMBER ALEXANDER: Do we need to vote on that?
MR. WEED: Yes.
MR. HAEBERLIN: Yes.
MAYOR JENKINS: Can I get a motion and a second?
COUNCILMEMBER ALEXANDER: I make a motion that we move item 4D up in the agenda to be the next item discussed.
COUNCILMEMBER SPANGLER: Second.
MAYOR JENKINS: More discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pittman?

Page 16

COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
CLERK BLACKMON: Councilmember Spangler?
COUNCILMEMBER SPANGLER: Yes.
MAYOR JENKINS: All right.
MR. HAEBERLIN: Does everybody have the draft version of 906(C) which is version two which is August 13, '09? If you don't have that, please let me know. I've got some extras.
Basically, we've been having a discussion about this problem with developing the infrastructure that is private streets, and the net effect of that is to the city and of course to the residents and the taxpayers. And I agree with Mr. Weed; it is simply not good policy to allow the development on private streets.
And this one affects the townhouse district. In the past, there's some two or three developments where people actually own fee-simple townhomes but they abut on a private street, which would become the responsibility of those homeowners.
As you're aware, the association fees for many of these type of developments don't cover the actual costs of paving and maintaining a street, which

Page 17

is fairly significant. So the purpose of this ordinance is to simply delete the provision allowing private streets in townhouse districts. You will still have a provision for townhouse districts but they will all be public streets hence forward, and that would be for new zonings in townhouse districts.

COUNCILMEMBER SPANGLER: So this would not include Chestnut Drive.

MR. HAEBERLIN: It would not, no, sir. It would not be retroactive. The City Council is aware of some situations where they're entertaining how they should address those existing developments but would not include a development that's already received a development permit.

COUNCILMEMBER SPANGLER: And what about when this new construction goes in? Would we have the ability to inspect the roadways to make sure that they're up to the standards?

MR. HAEBERLIN: Are you talking about the previous development or --

COUNCILMEMBER SPANGLER: New. New developments.

MR. HAEBERLIN: Oh, yeah. The new developments will be treated as public roads are treated, and there will be a bond for them, they will be inspected

Page 18

and presumably accepted by the County on your behalf because they maintain public roads within the city of Doraville.

COUNCILMEMBER FLEMING: What about any annexed areas that may have private streets?

MR. HAEBERLIN: The annexation areas that we've looked at thus far, I'm not aware that there are any private streets. The zonings I've seen on the annexation areas are more akin to an R-1 zoning rather than a townhouse zoning.

COUNCILMEMBER ALEXANDER: There are townhouses on Winters Chapel.

MR. HAEBERLIN: On Winters Chapel?

COUNCILMEMBER ALEXANDER: Yes.

MR. HAEBERLIN: Okay. I guess we'll deal with those existing situations when we get to them. I mean if they were developed as private streets, it would be the same process for the City to accept them as public streets, essentially the same as the County would do.

COUNCILMEMBER FLEMING: And there's some also down McElroy, Aspen Commons.

But I was thinking also about the R-1 residential. I know you said this is more concerned with the SFRA; is that correct?

Page 19

MR. HAEBERLIN: Yes.

COUNCILMEMBER FLEMING: But there's one little group of like three or four houses that has a private drive, if I'm not mistaken, in the --

MR. HAEBERLIN: Well, is this the infill near the Star Towers location? To my knowledge, that's a public street.

COUNCILMEMBER FLEMING: When Chief King took us around and he was showing us that group of three or four houses.

COUNCILMEMBER BATES: Is it over off Bagley?

COUNCILMEMBER FLEMING: Is that where it is?

COUNCILMEMBER ROCHE: Oh, yeah.

COUNCILMEMBER FLEMING: It may be.

COUNCILMEMBER ROCHE: Bagley, it's -- yeah.

COUNCILMEMBER FLEMING: Yes.

COUNCILMEMBER BATES: Yeah, there's that --

MAYOR JENKINS: That's where you're --

COUNCILMEMBER FLEMING: Yes.

COUNCILMEMBER BATES: It's the old Carol Street.

MR. HAEBERLIN: Yes.

COUNCILMEMBER FLEMING: And that's part of the annexation; correct?

COUNCILMEMBER BATES: Yeah, it's part of the

Page 20

Fleetwood, yeah.

COUNCILMEMBER FLEMING: And it is R-1.

MR. HAEBERLIN: The actual houses that are on the private street are in the city but the street is currently in the county --

COUNCILMEMBER FLEMING: Yes.

MR. HAEBERLIN: -- the private street. So I know where you're talking about.

You did pass an ordinance relative to lot width just, you know, in the last set that we did, that addressed all the zoning categories, that basically required all new lots to abut upon a public street. This is just another step to amend another conflicting section of the Code that essentially would still allow a private street. So we've already addressed the other zoning categories.

MR. WEED: And it's a great question, by the way, because if we do annex any property that's already got existing private streets, they would get to continue to be private streets; but I guarantee you, someday, some council, those people will petition the council to become part of the public street system. It's inevitable.

COUNCILMEMBER SPANGLER: Well, you know, the biggest problem I have with taking these private

Page 21

1 streets and bringing them back in to the County,
2 whatever, or under the County's rule, so to speak, is
3 it takes away from the other streets in the neighbor-
4 hoods to be paved each year.
5 And you know, we got what, Ms. Alexander,
6 three streets a year, basically?
7 COUNCILMEMBER ALEXANDER: (Nods head.)
8 COUNCILMEMBER SPANGLER: And my street was
9 just done this last year, first time since I've lived
10 there, 30 years.
11 And I think there's a couple streets, Live
12 Oak and Red Oak also that need paved. And we go
13 taking in these private streets, then it's going to
14 make it even -- or take even a longer time to get our
15 current streets paved.
16 MR. WEED: And I would certainly agree with
17 that, Councilman, and that is the down side of it.
18 On the flip side, you know, these streets
19 sooner or later will become -- they'll get to be in
20 disrepair, and when that happens, most of these
21 homeowners' associations have not adequately funded
22 those things.
23 Now, should they be hoisted up upon their
24 own petard? Maybe so. Maybe that's what you get; you
25 know, let the buyer beware.

Page 22

1 But I don't -- I don't -- I agree with
2 Mr. Haeberlin that I don't think the City should
3 promote future private streets. And that may be a
4 slightly different issue than bringing in the ones
5 that already exist.
6 And I think what we're trying to accomplish
7 tonight is just not letting it happen again.
8 COUNCILMEMBER SPANGLER: Well, future
9 streets, I may be okay with that. Just present,
10 current streets, if you go over and look at the
11 Chestnut Townhomes' street, it's not -- it's not --
12 MR. WEED: It's not built to County
13 standards. I'm very confident of that.
14 COUNCILMEMBER SPANGLER: So I can't see
15 incurring more expense on some of these private
16 streets that are already there, and basically that
17 one's already there. It may not be completed as per
18 code or County code or whatever, but, you know, I just
19 can't see us incurring the -- like I say, not the
20 expense but the problem would be how long is it going
21 to be before our streets, our older streets, are going
22 to be repaved if we take on these?
23 MR. WEED: It's a very good question.
24 COUNCILMEMBER ALEXANDER: I had some ques-
25 tions in doing some research of other municipalities.

Page 23

1 How are we going to handle, hopefully, gated
2 communities? As a gated community, are they made up
3 of private streets? And if we have some type of
4 zoning that applies to gated community, is that going
5 to apply whether it's an R-1 gated community or a
6 townhome or, you know, how are we going to handle
7 that?
8 MR. WEED: I think we can tag-team this one.
9 MR. HAEBERLIN: Yes.
10 MR. WEED: How it's ordinarily done,
11 particularly in gated communities, first off, there is
12 -- in the planning world, gated communities are
13 starting to become frowned upon for the main reason
14 that even though there are systems where you can
15 override the gate, that the emergency vehicles have --
16 are given either, you know, real keys, override codes,
17 or if they get, you know, a big enough emergency,
18 they'll just break the gate down. Even though those
19 things are certainly options, in the planning world,
20 gated communities are kind of waning out there in the
21 world.
22 But on the ones that are done and done well,
23 the roads are built to county and/or city, whichever
24 the relevant jurisdiction, their standards or any
25 other county or city road. In other words, the widths

Page 24

1 are adequate, the paving materials are adequate, the
2 ground's been compounded enough, that type of thing.
3 That's the only thing you really can do is
4 either -- you can prevent -- you can outlaw gated
5 communities to begin with, not allow them. Certainly
6 if you're going to have gated communities, you've got
7 to have provisions where the emergency personnel have
8 got override codes, codes to open the gate, you know,
9 liability waivers so if they have to break the gate
10 down in case of emergencies, on and on and on, and the
11 roads should be built to city or county standards.
12 And I don't know if that was everything you
13 were going to say, Scott, or not.
14 MR. HAEBERLIN: Correct. I mean I'll give
15 you an example. In Stockbridge, Georgia, Killearn
16 Properties developed a subdivision that has a golf
17 club, and the membership is extremely expensive. It's
18 like $25,000 a year. The houses are a million
19 dollars. Well, those private streets now, they are
20 petitioning the county to take them, because only on
21 extremely, extremely high price points can you
22 maintain private streets. It's nearly impossible.
23 I, myself, have lived in a townhome commu-
24 nity with private streets, and the association
25 constantly incurred costs from people damaging the

Page 25

1 gate or from instances where the police or fire had to
2 get in and they found a way to get in. They will
3 knock the gate down if they have to.
4 In a perfect world, it seems like a great
5 concept, but the concept of private streets is pretty
6 much waning. It generally becomes a problem for the
7 mayor and council or the board of commissioners at
8 some point in the future.
9 And so I just don't think we are at the
10 right location for continuing private streets.
11 There's certainly the ability for you to have a
12 signature gated entrance, which the gates basically
13 are stationary and they remain open all the time; it's
14 just really for looks. And we've already taken action
15 essentially to eliminate private streets in all other
16 zoning categories, so this is just the last
17 conflicting item, which is in the townhouse district.
18 Now, you guys are aware we probably have the
19 worst violators in the townhouse district in terms of
20 private streets. Unfortunately, I was not here at
21 that time, but they were not built to public
22 standards. Whether the City ever takes them in,
23 that's a decision for the Council. There are some
24 that they consider certainly and there's others that I
25 think will probably never come into the situation as

Page 26

1 being a public street.
2 But from hence forward, I think we need to
3 provide some security in terms of the investments that
4 people are making in these developments. And I will
5 tell you, at $200 a month, there's no way they're
6 going to maintain a street. You're probably talking
7 somewhere between six and eight hundred dollars a
8 month, and then you are still subject to having
9 special assessments because the association would have
10 to do a special assessment every time they run out of
11 money.
12 So again, as far as a disservice to the
13 taxpayer, they're already paying for road maintenance.
14 So why should they not get road maintenance and be on
15 a public street and have the certainty that they're on
16 a public street? Again, that's a policy decision for
17 you to make.
18 COUNCILMEMBER FLEMING: We will -- if
19 certain things happen, we will get a gated community.
20 The Arbors at Winters Chapel is gated.
21 MR. HAEBERLIN: Okay.
22 COUNCILMEMBER ALEXANDER: I guess I wanted
23 to be forward thinking and for us to make provisions
24 to allow a gated community whether the streets be
25 deemed private or not.

Page 27

1 What if someone wanted to develop the former
2 Manor Ridge and turn that into a higher-end multi-
3 family area? We would tell them they couldn't put a
4 gate up there?
5 MR. HAEBERLIN: Are we talking about --
6 COUNCILMEMBER ALEXANDER: Okay. When you go
7 to Chamblee, the Lofts --
8 MR. HAEBERLIN: Yeah. Are we --
9 COUNCILMEMBER ALEXANDER: -- are a gated
10 community.
11 MR. HAEBERLIN: -- talking about -- Apart-
12 ment communities are a little different than townhome.
13 Now, apartment communities, traditionally
14 they're essentially parking lots since you drive
15 through their parking lot. I think that's an entirely
16 different situation.
17 Where these folks rely on their lot width
18 and their lot frontage on a public street, and since
19 they don't have a public street, it's actually a
20 variance to the Code, versus multi-family, which
21 doesn't rely on any lot width or lot frontage at all.
22 It just is a multi-family development.
23 Certainly in true multi-family rental units,
24 there would still be -- I hate to use the words
25 private streets, but private thoroughfares and parking

Page 28

1 parking areas because that's necessary.
2 MR. WEED: I mean in front of a K-Mart or a
3 Kroger, all that area is private property usually.
4 I mean, you know, you could -- you could
5 have it dedicated to the City if the City or County
6 would take it, but -- and the same thing applies:
7 that much of that parking is oftentimes much larger
8 and longer than any, you know, road built nearby it.
9 I guess the question is, could you -- if
10 it's -- if the community already exists with a private
11 gate, could you remove it? Absolutely. You've got
12 that police power. You might not want to, but you can
13 do it that way.
14 Peachtree City, for example, they don't have
15 a law against private streets, but if you put one
16 forward to the planning commission, they always vote
17 it down and the council always votes it down. So
18 they've never once had a community with a -- a gated
19 community in Peachtree City because politically,
20 although there's no ordinance that says that, they
21 won't pass it.
22 So do you have the authority to do it? Yes.
23 Do you have the authority to not do it? Yes. It just
24 comes down to a policy decision about what you want
25 there.

Page 29

MR. HAEBERLIN: And remember, this is a townhome district, and thus far the highest price point that's been relayed to us in a townhome district in the city is somewhere probably in the $350,000 range. But we probably have everything that started out in the hundreds, the low hundreds, to this one out-lyer that's about $350,000. So you know, the -- I guess the perception that there is more higher-end townhome communities in the city than there is, is certainly not the case, based on what we have developed.

COUNCILMEMBER FLEMING: So right now -- not to interrupt Ms. Alexander, but right now, 906(C) is single-family attached.

MR. HAEBERLIN: With private streets. And there's still --

COUNCILMEMBER FLEMING: But it would not have --

MR. HAEBERLIN: -- a provision to have -- Uh-huh.

COUNCILMEMBER FLEMING: But it would not be affected -- it will not affect 906 itself?

MR. HAEBERLIN: It will not affect 906 itself. However, I will urge you in the future that we do need to rewrite 906 because it's got some issues

Page 30

as well. Not eliminate it but certainly rewrite it.

COUNCILMEMBER ROCHE: I'm not sure that -- I mean it just doesn't feel right to me to have a public street with a gate on it.

MR. HAEBERLIN: Well, again, I think the -- and I guess it's how you use the terminology. A lot of folks have a stationary gate that is just part of their entranceway. It never actually closes; it can't close.

COUNCILMEMBER ROCHE: I understand that. What I'm saying is a closeable gate.

MR. HAEBERLIN: Yeah.

COUNCILMEMBER ROCHE: I mean, to me, a public street just --

MR. HAEBERLIN: Yeah.

COUNCILMEMBER ROCHE: I don't know, it just seems like it's public.

MR. HAEBERLIN: Yeah. That flies in the face of being a public street.

To me, a public street would be improved to a City or County standard. It would have sidewalks. It would have adequate pavement width, curbing. It would have street signs. It would have speeding signs, et cetera. We'd be able to go in there and police it. If somebody was speeding on your street,

Page 31

we could write them a citation.

COUNCILMEMBER ROCHE: And people could ride on the public road. I mean that's --

MR. HAEBERLIN: Well, correct.

COUNCILMEMBER ROCHE: -- what it is.

MR. HAEBERLIN: Yeah. That's part of that concept, yes.

COUNCILMEMBER BATES: So if a condominium were to be built where they had a behind or below parking, would they be allowed to have a gate to protect access into --

MR. HAEBERLIN: Yes, yes. Most of the condominium development you will get here, I think based on density, is going to be up. It's not going to be so much horizontal. And so it probably will be gated secure parking.

COUNCILMEMBER BATES: So those access points from the road to the condominium parking would not be deemed a private road?

MR. WEED: They would have to meet the definition of a street.

So in your hypothetical, if you've got a main thoroughfare, Main Street, and you have a curb cut that goes into Blackacre, which is the term like "widget" for any piece of land -- and you've got a

Page 32

curb cut off of Main Street onto Blackacre, all that paved surface, even maybe a little driveway, so to speak, to access that surface could be private, and arguably that could be gated because that's private property, because you could certainly put a fence around it, arguably, and therefore you could put a gate on the fence.

However, it depends upon, when you get into the definition of "street," how long that surface is, what the type of access to the condominiums, you know, might be. So it really would also depend upon the topography of the land, and ultimately it comes down to how the zoning code defines "street."

COUNCILMEMBER BATES: But right now, we're just dealing with --

MR. HAEBERLIN: Townhomes.

COUNCILMEMBER BATES: -- townhomes.

MR. HAEBERLIN: True townhomes. Because remember, you did have this provision prohibiting private streets, you have the situation where you have in many of these communities the roadway parcel is a common parcel and everybody owns a pro rate share of that common parcel. Okay?

And so to the extent that people pay their association fees, that association can then maintain

Page 33

1 that common element. But if there are people who fall
2 behind on association fees, then the condominium
3 association is put in an uncomfortable position of not
4 even being able to maintain infrastructure. And so
5 that's something that we want to eliminate.
6 And like I said, I think that these items
7 should be built to a public standard. They're
8 certainly in the best of public interest and the
9 police department being in here and being able to
10 write tickets for people speeding, et cetera, because
11 these are essentially public streets and they should
12 be public streets.
13 We need to avoid the potential in the future
14 of the problems we're going to continually encounter
15 as people ask us to take back these problems, so this
16 is just being proactive to stop it.
17 COUNCILMEMBER SPANGLER: What all do the
18 association fees cover?
19 MR. HAEBERLIN: Association fees would have
20 to cover everything the association does --
21 COUNCILMEMBER SPANGLER: Well, and --
22 MR. HAEBERLIN: -- so that would mean
23 cutting grass.
24 COUNCILMEMBER SPANGLER: -- what would that
25 be? Yeah. I'm sorry.

Page 34

1 MR. HAEBERLIN: The roof, the insurance; the
2 common elements such as the driveways, swimming
3 center, a mailbox center.
4 MR. WEED: Monument signs.
5 MR. HAEBERLIN: Illuminated signs, every-
6 thing.
7 COUNCILMEMBER SPANGLER: Sewage?
8 MR. HAEBERLIN: Pardon me?
9 COUNCILMEMBER SPANGLER: Sewage. Sewer.
10 MR. HAEBERLIN: Sometimes that is calculated
11 in with your association fee. I know when I lived in
12 a tower unit, our association paid certain things to
13 the City of Atlanta on our behalf, and it was a pro
14 rata share. So I owned a one-bedroom unit and I paid
15 X-dollars for sewage or garbage, for example.
16 MR. WEED: And that's a mixed bag. I've
17 known one that their water/sewer bill was paid by the
18 association, they came into arrears and that city had
19 to sue them over it, and the city ended up writing
20 off, you know, hun- -- well, about $50,000. They
21 never got their money out of it.
22 Which is the other problem dealing with
23 homeowners' associations. They are corporations,
24 usually, and corporations fail. So that's -- you
25 know, the City doesn't want to get to be in a position

Page 35

1 where they're left holding the bag on something like
2 that.
3 COUNCILMEMBER SPANGLER: Well, if we take
4 over -- if we take over the streets, okay, and make
5 them public streets, then are we going to be taking
6 over the mowing of the grass? Are we going to be
7 taking over the other infrastructure?
8 MR. WEED: I think you can -- I think you
9 can differentiate between the two, and I think we can
10 and should do that. So, you know, I mean you could
11 always -- you don't have to take the entirety of the
12 monument sign that, you know, is the entranceway to
13 the community. What you really want of course is the
14 asphalt and right-of-way to deal with the asphalt.
15 So once again, in the future, which is what
16 we're worried about, you know, tonight --
17 COUNCILMEMBER ROCHE: Correct.
18 MR. WEED: -- we will simply prevent that
19 from happening, because if you build a new development
20 in Doraville in this zone, you are by gosh going to
21 have, you know, public streets, and if you want extra
22 amenities like a monument sign or a tennis court or a
23 clubhouse, you know, we the government aren't going to
24 have you dedicate that to us, because if you dedicate
25 that to us, your tennis courts are going to be used by

Page 36

1 everybody; has to be.
2 COUNCILMEMBER SPANGLER: Well, the thing of
3 it is, though -- and it's not that I'm against, you
4 know, future development. Okay? I'm certainly for
5 that, making them a public street.
6 But what about all the other amenities like
7 you just said? You know, at some point when this
8 corporation goes under, then who's going to be
9 responsible then for all the problems like the upkeep
10 on the tennis court or the upkeep on, you know, the
11 other things like sewer or water, whatever -- whatever
12 utilities that they may have that the association's
13 covering now? Is the City going to then at that time
14 come in and say, okay, we're going to take this over?
15 MR. WEED: Well, I hope not, but let's work
16 through your scenario.
17 What would happen would be you have a home-
18 owners' association, and we're going to assume the
19 homeowners' association fails -- they go bankrupt,
20 somebody runs to Tahiti with the money, whatever --
21 but of course the tennis court is still there and the
22 monument sign is still there; nobody cuts the grass.
23 What we would do of course at the end of the
24 day, since we don't own it, we'd end up citing each
25 and every homeowner that was a member of the defunct

Page 37

1 homeowners' association until they came up with a
2 solution to the problem: forming another corporation,
3 forming another homeowners' association, or somebody
4 taking responsibility and cutting it. And if it got
5 bad enough, the ultimate solution would be we would
6 nuisance-abate it. If we still didn't get paid when
7 people were selling their lots, we'd sell the kit and
8 caboodle at the courthouse steps to get paid, like a
9 tax sale.
10 So at the end of the day is it possible that
11 we the government might end up with ownership in those
12 areas? Yes, that is possible, but that would be a
13 very, very extreme situation when everything that
14 could have been done to prevent it has failed. That
15 would be years down the road, but it's possible.
16 COUNCILMEMBER FLEMING: In 906, R-4, could
17 we not, since we're going to rewrite it, make it as a
18 fee-simple ownership and not -- I mean you own the
19 property that it's on? Because North Dekalb Drive is
20 an association, a homeowners' association. That would
21 be an annexation if we ever get it in, on the right-
22 hand side of North Dekalb Drive are --
23 COUNCILMEMBER ALEXANDER: Apartments, and on
24 the left is condos.
25 COUNCILMEMBER FLEMING: Correct. Well, no,

Page 38

1 if we're coming from here. On the right is condos and
2 the left are apartments.
3 COUNCILMEMBER ALEXANDER: If you're coming
4 from here, you're going down by K-Mart, right's
5 apartments, left, condos.
6 COUNCILMEMBER FLEMING: Well, I'm sorry. I
7 was going down McElroy.
8 You're correct. You're correct. On the
9 left-hand side.
10 And that is a homeowner association where
11 they do have to pay a monthly fee to their homeowners'
12 association.
13 However, when I mention Aspen Commons and
14 Aspen Woods, those are fee simple, because that was
15 the first home I ever purchased, and they are
16 attached. And we owned the property that it was on,
17 so that must have meant that they were not private
18 roads. They had to have been public, because there
19 were no homeowner association fees. And we paid our
20 own utilities; we had to maintain the lawn.
21 So my question is, on the 906 for any new
22 townhomes, condominiums, can we put in there that they
23 will not be any type of home associations?
24 MR. HAEBERLIN: Well, I definitely think
25 that that item is kind of muddied the way it's

Page 39

1 written. It doesn't really discern the different
2 types of uses.
3 906, to me, is confusing with 906-B, and
4 then it confuses the situation more by having
5 906-C which is a further continuation.
6 I think we definitely need to clarify what
7 the intent of each one of these districts is.
8 It's clear to me R-SFA was meant to be
9 quote/quote townhomes, single-family attached, but the
10 rest of the districts are written kind of muddy, and I
11 would like to rewrite those.
12 MR. WEED: I think the answer to your
13 question legally is yes, we could do that.
14 The legislature has dealt with the issue of
15 the part concerning water. Back in the day, the local
16 governments would write ordinances that said if you
17 were within X-number of feet of a sewer system, you
18 were required to tap into the -- pardon me; water
19 system -- you were required to tap into the water
20 system, and then some private water system owners got
21 mad and went to the legislature. And in their
22 infinite wisdom, they got rid of those laws and said
23 that you can continue to maintain a private water
24 system as long as it's healthy.
25 So the answer to your question I believe is

Page 40

1 yes. There isn't a statute that I know of that would
2 mandate the ownership of the streets. So it could be
3 fee simple; it could be, you know, a homeowner's
4 association or whatever. And I think how we'd go
5 about doing that would be we'd put a requirement in
6 our subdivision regulations, which we don't have yet
7 but we would write -- we have some -- that would talk
8 about how that would work.
9 One other thing, though, to bear in mind is
10 that, once again, the legislature wrote, in my
11 opinion, a bad law. You still can go -- mom and pop
12 can go and file a deed and subdivide land without ever
13 going to the local government. It won't be zoned any
14 differently, and so the other rules would apply. But
15 there's nothing -- we can write a subdivision
16 regulation all day long, but at the end of the day,
17 mom and pop can still subdivide the 20 acres in half
18 and give to Junior just by going to the courthouse and
19 filing a deed.
20 So the answer to your question is yes, but
21 we're going to have to -- we'll have to figure out in
22 the subdivision regulations how we'd want to do it and
23 what the public policies were.
24 COUNCILMEMBER FLEMING: Thank you.
25 MR. HAEBERLIN: I think another important

Page 41

1 point is -- you guys may not be aware of this --
2 condominiums, true condominiums, cooperatives,
3 et cetera, are master-metered; in other words, your
4 water bill is paid by an association. In an R-SFA, a
5 true townhome where you actually own a fee-simple, you
6 get your own water bill because you have your own
7 unit. Your own unit got a building permit; it got a
8 certificate of occupancy.
9 So I think we further need to clarify,
10 first, the muddiness in the rest of the Code, and
11 that's one of the reasons why we need to look at
12 writing those codes fairly soon as well.
13 COUNCILMEMBER BATES: I'm going to make a
14 motion to adopt --
15 MR. HAEBERLIN: One second.
16 COUNCILMEMBER BATES: Yes.
17 MR. HAEBERLIN: Can we do the public hearing
18 first?
19 COUNCILMEMBER BATES: Oh, sorry. Thank you.
20 Yes.
21 MR. HAEBERLIN: We do require a public
22 hearing for those to speak for and against.
23 COUNCILMEMBER ALEXANDER: Okay. So I just
24 want to clarify. If I'm a new townhome developer and
25 I come in and I come with a proposal to build a

Page 42

1 higher-end gated community, I will not be able to do
2 so if I apply for variances or whatever. The answer
3 would be no.
4 MR. HAEBERLIN: Well, based on the code
5 you're adopting, my answer would probably be no.
6 Mr. Weed might have a different interpretation.
7 MR. WEED: Well, I actually have a different
8 interpretation.
9 MR. HAEBERLIN: Okay.
10 MR. WEED: It goes back to Councilman Bates'
11 scenario. If you've got a curb cut right off the main
12 street and essentially what you have is a glorified
13 parking lot, gate away. We have nothing to prevent
14 that.
15 If you've got something that would
16 constitute a street and then you try to gate what's
17 already a public street, no, you cannot do that.
18 COUNCILMEMBER ALEXANDER: I'm building the
19 street.
20 MR. WEED: Pardon me?
21 COUNCILMEMBER ALEXANDER: I would be
22 building the street.
23 MR. WEED: That's the good part about being
24 the government. We can make you build the street. We
25 can make you build it to the city or county standards.

Page 43

1 We've got the right to do that. And if you want to
2 have a private street, you get to maintain it.
3 The main thing that we get to do of course
4 is we get to dictate how wide it's going to be and
5 what kind of materials are going to be on it, whether
6 our emergency equipment can get onto it and get there
7 and service the people that are going to be living on
8 your street.
9 But I think it comes down to your answer
10 would be -- in my opinion would be yes, depending upon
11 the site plan: whether you're immediately right off
12 the curb cut or whether you're on a street. And if
13 you're on a street, then the answer in my opinion
14 would be no because that street would be a public
15 street.
16 COUNCILMEMBER SPANGLER: But if it was a
17 private street, 10 years down the road it was in
18 disrepair, then we would have to come -- or we would
19 have to make a decision to take it on as a public road
20 and then make the repairs?
21 MR. WEED: Yes. But that's got little to do
22 -- that's got nothing to do with this ordinance --
23 COUNCILMEMBER SPANGLER: No, but I'm --
24 MR. WEED: -- but the answer --
25 COUNCILMEMBER SPANGLER: -- just saying --

Page 44

1 MR. WEED: -- to your question is yes.
2 COUNCILMEMBER SPANGLER: I'm just, you know,
3 asking because of what Ms. Alexander just said. I
4 mean if we -- if we still allow private streets or
5 private drives, however you want to say it, I mean why
6 should we even do that if there's a potential for them
7 to go public at a later date?
8 MR. WEED: That's my thinking. And
9 Councilman, I would just say that in subdivision
10 regulations, the way most communities do it is if they
11 do allow -- private streets are now the abnormal way
12 to go. I don't think they were ever the normal way to
13 go.
14 It's just that, you know, some very high-end
15 communities wanted to have gates, they felt like they
16 wanted to have control of the streets, they wanted to
17 limit outside access to the houses in these areas.
18 And back when the market was hot and people could get
19 away with doing that, so to speak, and still sell the
20 houses, that was great.
21 But some councils have the philosophy it's a
22 -- it ought to be a public street and the public ought
23 to be able to drive on it, and why should we make it
24 more difficult for ourselves, for emergency personnel
25 to help those people when we could just tell them no?

Page 45

So it really just comes down to what you want to do. Either way is legal. It just comes down to a philosophical decision, I think.

COUNCILMEMBER SPANGLER: So we could actually -- before they build the development, we could say no, it's going to be a public street.

MR. WEED: Yes, that is correct. And we would do that in the subdivision regulations. That's usually how it's done.

I think it's safe to say, in my experience at least, the majority of communities do just that. I think especially nowadays private streets are kind of frowned upon in my experience.

COUNCILMEMBER ALEXANDER: So I think --

COUNCILMEMBER ROCHE: My experience -- I mean I lived just down the street for about nine years in a condo, and we had a street there, and it was named and it was on all the maps and the whole nine yards. We didn't have a gate that closed but, you know, we had like a little gatehouse. And I remember that we did have to resurface the streets occasionally, I think maybe once or twice in that nine years. And I think part of when that came up is that because of that, if we ever wanted to put a gate on the place, we could do it if we wanted to.

Page 46

But it really was a street. I mean it was a street and there was parking off the streets. But there was no two ways about it, they were streets with names and all that, and --

MR. WEED: I'll give you an example. I had a client in Peachtree City -- I know this first-hand -- who was trying to create Peachtree City's first gated community. In order to jump through all those hoops, they required that the street have a name. They had to get the name approved by the E911 system to make sure it was not registered already with them. And it had to be cleared with the first department, cleared with the police, et cetera, et cetera, and all the codes. They had to agree up front to have a liability waiver, all the codes had to be given to the emergency personnel, et cetera, et cetera.

So can you do all those things? Yes. Can you still have communities with private streets? Certainly.

COUNCILMEMBER ROCHE: And once it became a public street, I mean technically -- well, just curious -- I mean we could name the street, so --

MR. WEED: Absolutely. We can change --

COUNCILMEMBER ROCHE: We can name it Ben Crawford Street if we wanted.

Page 47

MR. WEED: You can change the name of it any time you want to.

MR. HAEBERLIN: Well, remember, kind of a defining feature, and this kind of discerns a street from a driveway: if you have people backing out of parking spaces into the quote/quote street, it's not a street; it's just a thoroughfare going through a development.

So if you have parallel parking spaces in the right-of-way like the old town has, that's a different situation. Those parking spaces are in the public right-of-way. They could have a meter; you could ticket people, et cetera.

But in these apartment communities where really you just back out of your parking space into the thoroughfare, eligibility for those being public streets is nonexistent. That's a key defining item for a planner. If a person has to back into a public right-of-way [sic] to leave a parking space, then it cannot be a street -- dedicated street, public street.

For example, I would not allow -- if we got a site plan in to the City that required somebody to back into Buford Highway to get out of their parking space, I would deny it.

COUNCILMEMBER BATES: I have to back into

Page 48

Pine Street to get out of my parking space.

MR. HAEBERLIN: That's talking about single-family?

COUNCILMEMBER ALEXANDER: Yes.

MR. HAEBERLIN: Well, recall, our single-family could require some update as well.

But typically in single-family, there is a turnaround at least for the driveway. And I know we have some older developments, certainly.

COUNCILMEMBER ROCHE: So I could name my driveway Bob Street or something?

MR. HAEBERLIN: Well, it doesn't meet the criteria but --

COUNCILMEMBER ALEXANDER: This particular development that we're dancing around, you're saying because they back out of their driveway into what we are referring to as a street, now you're saying that is not a -- that would not be a public street; it's a thoroughfare?

MR. HAEBERLIN: No, no. You guys misunderstood me. A curb cut to a single-family is a different situation than a parking space.

When you live in XYZ Apartments, okay, they have 300 parking spaces, and you park wherever you want to when you get home. You find a parking space.

Page 49

1 You don't own that parking space. The owner of the
2 apartments owns it. Okay? That is a defining
3 criteria for looking at whether a street could become
4 a public street: because there's no true curb cut,
5 there's no traffic control. And you shouldn't have
6 people backing into public streets to get in and out
7 of a parking space. I'm talking about true parking
8 spaces; not driveways, parking spaces.
9 COUNCILMEMBER BATES: Okay. I believe I'm
10 with you now. When you qualified it with a curb cut,
11 that made sense.
12 COUNCILMEMBER ALEXANDER: Right.
13 MR. HAEBERLIN: Correct. In other words, I
14 would hate to develop an apartment community in the
15 city and it have 300 parking spaces and every one of
16 them backed into a thoroughfare that then we would
17 accept as a public street.
18 COUNCILMEMBER BATES: Understood. I either
19 missed or you didn't say curb cut and --
20 MR. HAEBERLIN: I apologize. Sometimes we
21 talk too much planner-speak, so I was trying to get to
22 the heart of it.
23 COUNCILMEMBER BATES: That's right. I'm
24 with you now.
25 COUNCILMEMBER ALEXANDER: Okay. Mr. Weed,

Page 50

1 I'm going to agree with the planner and disagree with
2 you. I think that wiping out the ability to have
3 private streets, I as a developer could not come in
4 with a high-end, townhome gated community, because
5 even though you could require me to build those roads
6 to the county standards that I think they should be,
7 me putting a gate up would negate them being public.
8 So my question is, since I'm going under the
9 assumption that the answer would be no to me, could I
10 apply for any type of variance or anything to turn
11 that no into a yes?
12 MR. WEED: Well, it depends on the variance
13 standards.
14 Once again, in the past, Doraville in my
15 opinion's kind of been fast and loose with variance
16 standards, which explains how we got some of the
17 situations we have now. This Council's not done that;
18 but I think we would all agree that in the past, that
19 was done.
20 The basic idea behind a variance and the
21 first rule of variance is that you can't completely
22 ignore -- if something says no, you can't do it, in
23 the zoning code, then you can't do it and you can't
24 get it by a variance. So that's rule number one.
25 COUNCILMEMBER ALEXANDER: That answered the

Page 51

1 question on there's -- I wouldn't be able to develop.
2 MR. WEED: And I'm not trying to debate, but
3 please bear in mind --
4 COUNCILMEMBER ALEXANDER: No. That --
5 MR. WEED: -- in your hypothetical, you
6 could still put a fence around the entire thing, could
7 you not? And a fence can have a gate. And if you
8 have the ability to put a fence around it and gate it,
9 then I think you can still do that.
10 But I think the only way you can do that is
11 -- in Mr. Bates' hypothetical would be if you've got a
12 curb cut right off of some main thoroughfare, then --
13 and in fact that really isn't a street, it's the
14 apartment complex situation, because you could
15 certainly put a fence around it and you can gate a
16 fence.
17 COUNCILMEMBER BATES: But under
18 Mr. Haeberlin's argument that if you've got a curb cut
19 going from the individual townhome back into a
20 circular drive, then it becomes a candidate for a
21 public street.
22 COUNCILMEMBER ALEXANDER: Yes.
23 COUNCILMEMBER BATES: It's not then the sea
24 of asphalt with individual parking spaces.
25 MR. WEED: I think it's still a matter of

Page 52

1 determination based upon the current definition of
2 what is a street, so --
3 MR. HAEBERLIN: Well, remember, you guys
4 always had a requirement that lots in the city abut
5 upon a public right-of-way and it was always 85 feet.
6 Of course none of the developments met them, and we're
7 fully aware of that, even the townhouse district. So
8 you had conflicting codes. You had this private-
9 street district which required fee-simple lots to abut
10 on a public street that never abutted on a public
11 street. So that's some of the conflicts that you've
12 had. I think that's one of the reasons why you've
13 gotten some of the developments you have.
14 Remember that lot frontage is very important
15 -- lot frontage on a public street. Can you configure
16 that without building a street? Certainly you can in
17 some situations. In a lot of areas, you're not going
18 to be able to. You're going to have to build a public
19 street to have fee-simple lots that abut upon that
20 public street.
21 And that public street would probably be a
22 60-foot right-of-way versus what they've done in the
23 past is they've built, you know, 15- and 20-foot
24 right-of-ways where cars can't pass, the garbage truck
25 can't go in there. Those are the development -- post

Page 53

1 development situations you're dealing with. In fact
2 in some of the locations, the car actually hangs into
3 the quote/quote public right-of-way because there's no
4 space for it. So the whole focus of this amendment is
5 to prevent that.
6 I certainly don't discount Ms. Alexander's
7 comments about private communities. I don't think
8 that Doraville is anywhere near the price point today
9 that they will be dealing with that as a problem, and
10 I'm just going to be factual with you.
11 If a developer wants to do private streets,
12 he probably doesn't have enough land to develop the
13 number of units that he wants to have so he's going to
14 fudge or figure out a way to get more units per acre
15 by having a private street. And then when it becomes
16 a problem, then it becomes your problem because the
17 taxpayers some to you. And again, that's a policy
18 decision. I'm not a big advocate for private streets
19 as you can tell.
20 COUNCILMEMBER ROCHE: If we pass this
21 tonight, what happens next? Does someone show up at
22 City Hall tomorrow? I mean what's the immediate
23 effect going to be of passing this?
24 MR. HAEBERLIN: New zoning applications for
25 R-SFA will be public streets unless Mr. Weed

Page 54

1 determines they can apply for a variance under some
2 scenario, So if I --
3 COUNCILMEMBER ROCHE: Nothing changes for
4 existing?
5 MR. HAEBERLIN: Nothing changes for existing
6 until you guys make a policy decision, when, if ever,
7 for any of those other --
8 COUNCILMEMBER ROCHE: Okay. I understand.
9 MR. HAEBERLIN: -- that exist.
10 And if we're through, we can have the public
11 hearing portion as well. Thank you.
12 MAYOR JENKINS: Finished, Scott?
13 MR. HAEBERLIN: Uh-huh.
14 MAYOR JENKINS: Anybody for this change?
15 Stuart?
16 MR. ANDERSON: Stuart Anderson.
17 I'm definitely for this restricting or
18 eliminating public [sic] streets.
19 Something that hasn't been mentioned, of
20 course, because we don't have a planned unit develop-
21 ment or a planned development section in our Code is
22 something that Bonita and I and other people brought
23 up earlier. Keep in mind perhaps that when we do have
24 a planned development code, section in our Code, that
25 we have a hundred-acre-or-more planned unit develop-

Page 55

1 ments.
2 A content of planned unit development or
3 planned development is private streets. So if we put
4 that only we can have hundred-acre private develop-
5 ments, that precludes, automatically takes care of a
6 lot of this. You can't -- since we don't have a PUD
7 that's less than a hundred acres and we can't have
8 private streets, that eliminates this whole discussion
9 of private streets.
10 Another part of this is something that I
11 think Murray was referring to. If we -- and I don't
12 want to change this tonight because I don't want to
13 prolong it, but I think that if we put something in
14 it, some sort of covenant so that when -- to answer
15 Mr. Spangler's comments, when the private streets --
16 these people that are existing on private streets now
17 want to come into the city or want to become county
18 streets, et cetera, et cetera, that somehow if we can
19 do this -- I'm not sure, Murray -- but a codicil or
20 covenant wherein when they do want to do this, they
21 have to pay a tax, an up-front fee so that the
22 transition will not burden the City and the County so
23 that that would be taken care of or answered that way.
24 I don't know if you can do that or not, but you know
25 that eventually they're going to become a private

Page 56

1 [sic] street, and if we put something in the ordinance
2 now that -- since it's not then retroactive until they
3 ask us to become private -- public streets, we put
4 something in the ordinance now so that there is a
5 financial consequence.
6 And I would say covenants, again, about
7 private streets in small developments, but I think I
8 covered that in the planned unit development. If we
9 do the planned development of a hundred acres or more,
10 then none of this stuff -- they can't have private
11 streets; they'll all -- they have to be public
12 streets.
13 Questions? Thanks.
14 MAYOR JENKINS: Thank you, Stuart.
15 COUNCILMEMBER FLEMING: Thank you.
16 MR. ANDERSON: Thank you.
17 MAYOR JENKINS: Anybody else for?
18 MR. HART: The private streets have always
19 been a problem in the city. I think we're looking at
20 a development over on Tilly Mill Road where they built
21 a whole subdivision where there's no room in the
22 driveway for the cars because they -- That problem
23 exists because the development itself like many other
24 developments in the city weren't built to county
25 standards. When they built and submitted the plans

Page 57

for the development, it didn't allow for the development itself to meet stream buffers and streets and everything else.

So I agree with Murray when it comes to like Peachtree City. Those city councils, when you hear private streets, they have an aversion to it so they just don't pass it. I mean it just -- you don't necessarily have to outlaw it; you just don't pass it. And some of these laws are there to, I guess, keep you from forgetting not to pass something.

I mean I agree with Maria about the gated communities being able to build private roads and that sort of thing or taking on, you know, annexation where you end up -- We only get three streets paved a year, and we end up with not having the money to pay for the streets that we have.

So it's a real problem. And it could be settled if the Council just decided, and the Planning Commission, when private streets come up, it's just not acceptable, and that these developments have to meet County and State standards for roads. It's that simple. They have to be a certain width, it's got to have curbs and all that sort of thing.

But you should be able to build that gated community if that's possible.

Page 58

Thank you.

MAYOR JENKINS: Anybody else for?

MR. CRAWFORD: Ben Crawford.

I listened to -- I went over this on the Planning Commission but I'm not speaking as a Planning Commission member tonight.

I think you have to have it on the books. If you leave it up to what some future city council is going to do, that they all make agreements to do the same thing each time, I don't think that's going to fly. I think you have to have something that's in your ordinances that's hard and fast that you follow. And if circumstances come up like Maria was talking about, then you get into a discussion about it, but I think you have to have something on the books.

MAYOR JENKINS: Anybody else for?

- - -

(No response)

- - -

MAYOR JENKINS: How about against? Against?

- - -

(No response)

- - -

MAYOR JENKINS: Okay, Scott.

COUNCILMEMBER FLEMING: I need to ask

Page 59

Mr. Weed a question.

MAYOR JENKINS: You go ahead.

COUNCILMEMBER FLEMING: Mr. Weed, Mr. Anderson brought up a suggestion or Mr. Haeberlin brought up a suggestion about regulatory fees or some type of covenant for those that may want to come into the city in a future date. Is that a possibility in this code or in our rewrites of the code?

MR. WEED: Yes.

MR. CRAWFORD: Impact fee.

COUNCILMEMBER FLEMING: Impact fees or --

MR. WEED: And it's probably appropriate to do that.

We could do it via a tax, we could do it via an impact fee; it could be done via just an assessment to the committee that gets the primary benefit of the city taking over their street. We could also -- you know, we could do it literally by virtue of agreement with the landholders that are there at the time, that, you know, we're going to take the street off your hands, and you need to be prepared to, you know, pay something for us doing that.

COUNCILMEMBER FLEMING: But would we need to have that as a standalone ordinance or is that part of just the agreement of when we take in their private

Page 60

road?

MR. WEED: I think you could do it either way. You know, I think either one would be legal.

If you get to the point where you want to just generally -- What I would suggest is when we get around to writing subdivision regulations, we would probably put that one into the subdivision regulations.

COUNCILMEMBER FLEMING: Okay.

MR. WEED: Scott is a professional planner. He may -- you know, he may think of a better place to put, but I think that would be the logical place I can think of.

MR. HAEBERLIN: Yeah, it's appropriate. I mean our subdivision regulations definitely need work. We just have one text on it right now. We need to do a lot of work on those.

COUNCILMEMBER FLEMING: Thank you.

COUNCILMEMBER BATES: I'll make a motion to adopt the ordinance to amend Section 906(C) to put it in reserve.

MAYOR JENKINS: Do I get a second?

COUNCILMEMBER PITTMAN: Second.

MAYOR JENKINS: Any more discussion?

- - -

Page 61

(No response)
- - -
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
CLERK BLACKMON: Councilmember Spangler?
COUNCILMEMBER SPANGLER: Yes.
MAYOR JENKINS: Thank you.
Scott?
MR. HAEBERLIN: Okay. The next item, which we're actually going back into again where this was recessed, Section 903 which is R-1, Single-Family Residential District.
Mr. Weed has provided me with an update which I attached to the agenda and placed in each person's box, and that is just some language for you to consider that he's offered as a compromise to some

Page 62

discussion that previously occurred. Basically where we set at was discussing accessory structures, how many we should have, should there be an allowance for more of them in the older developments versus the newer developments, and Mr. Weed had prepared some language for you to take a look at.
COUNCILMEMBER FLEMING: Excuse me. Are you referring to 1 of 3 pages?
MR. HAEBERLIN: Yes, ma'am.
COUNCILMEMBER FLEMING: I thought that was 601 and not 903.
MR. HAEBERLIN: My understanding, he had prepared that language for R-1.
MR. WEED: I did that for R-1.
COUNCILMEMBER FLEMING: Okay.
COUNCILMEMBER ROCHE: Well, but it says 601 here.
COUNCILMEMBER ALEXANDER: It does say 601.
MR. HAEBERLIN: Oh, it just references 601. In that third sentence there?
MR. WEED: Yes.
MR. HAEBERLIN: It just references back to the section of the Code.
COUNCILMEMBER FLEMING: Okay.
MR. WEED: If you'll look at the -- if

Page 63

you'll look at 901, that's a paragraph in 901. It's in this in --
MR. HAEBERLIN: Correct.
MR. WEED: -- reference to the other paragraph.
COUNCILMEMBER FLEMING: Okay. Thank you. Go ahead. Thank you.
MR. WEED: Essentially you would take these three pages if you would care to and you would simply insert them into the relevant subsection (C) that Council -- we talked so much about, which is on page 4 of 14 on the August 28th, '09 version of 901. Pardon me. 903.
And once again, it's obvious that these -- you know, they are alternatives. Some of the alternatives obviously conflict, but I wanted to -- I wrote down every idea I could think of about different ways of doing it where you could pick and choose from the cart.
COUNCILMEMBER ROCHE: This never did get posted on the web, did it --
MR. HAEBERLIN: I don't believe --
COUNCILMEMBER ROCHE: -- the version of R-1?
MR. HAEBERLIN: Oh. R-1 should have been posted, yes, sir.

Page 64

COUNCILMEMBER ROCHE: I just can't find it.
COUNCILMEMBER SPANGLER: Murray --
COUNCILMEMBER FLEMING: (Inaudible.)
COUNCILMEMBER SPANGLER: -- on alternative 1 on page 1 of 3 --
COUNCILMEMBER ROCHE: Yeah, but I didn't see it on the web anywhere.
COUNCILMEMBER SPANGLER: -- how would you actually register that? Where would you get the form and what would the form entail?
MR. WEED: What I had contemplated would be the form would essentially require everything that I listed in sub (c) right below that. You'd get it from Mr. Haeberlin's office or the Clerk's office, and it would identify the things that I've got listed below.
COUNCILMEMBER SPANGLER: And who would fill this out?
MR. WEED: The owner.
COUNCILMEMBER SPANGLER: The owner?
MR. WEED: Yeah. Essentially they would self-identify the existing accessory uses, and if they were confused about what might constitute an accessory use, they could invite the Planner or someone to the property and he would help identify them.
And please bear in mind that when you get

Page 65

1 around to modifying 601, a lot of things which are
2 accessory uses now will be exempt then -- pergolas,
3 children's play equipment, et cetera, et cetera -- so
4 this probably wouldn't be as onerous as it might
5 appear at first blush if you do pass 601.
6 COUNCILMEMBER ALEXANDER: That was a
7 question we or a discussion we were having with
8 Mr. Haeberlin before the meeting, the use of the word
9 "use" instead of "structure," because he said they can
10 be the same or not. For example, if I have a home
11 occupation license, that is an accessory use.
12 MR. WEED: Is there a question there?
13 COUNCILMEMBER ALEXANDER: Why doesn't it say
14 any accessory structure? Why does it say "use?"
15 MR. WEED: Well, I don't -- I believe that
16 you could arguably have what I would call --
17 The ordinances use the words "accessory use"
18 and "accessory synonymously. It turns it back and
19 forth and turns it back and forth. I think we could
20 change it to "structure." I think I would feel more
21 comfortable leaving it as "use." But I used that term
22 mostly because the ordinance itself, existing,
23 switches it back and forth regularly.
24 COUNCILMEMBER BATES: Aside from a home
25 occupancy use, is there an accessory use that is not a

Page 66

1 structure?
2 MR. HAEBERLIN: Yes.
3 MR. WEED: I think so.
4 MR. HAEBERLIN: Yeah. Like an in-home day
5 care which was previously allowed under the old code
6 would be an accessory use within R-1 if you had a
7 conditional use; sure.
8 COUNCILMEMBER BATES: Okay. Well, that
9 would be a home-occupancy type business.
10 MR. HAEBERLIN: Well, correct.
11 COUNCILMEMBER BATES: Aside from a business,
12 aside from doing work inside of a home as a permitted
13 use, is there an accessory use that's not a structure?
14 MR. HAEBERLIN: It's really just the def- --
15 the definition of "structure" is so succinct in our
16 Code, you know. Like a fence is considered a struc-
17 ture.
18 MR. WEED: Right.
19 MR. HAEBERLIN: I'll think of something.
20 COUNCILMEMBER FLEMING: Can't we just put
21 use/structure, and then, I mean, that way --
22 MR. WEED: I'll put anything --
23 COUNCILMEMBER FLEMING: -- you've got the
24 whole --
25 MR. WEED: -- you want, I mean, as long as

Page 67

1 it's legal.
2 COUNCILMEMBER FLEMING: -- gamut in there?
3 MR. WEED: So yeah -- I mean yes, ma'am, you
4 can do that.
5 COUNCILMEMBER BATES: The only problem with
6 that unless -- and Ms. Alexander, I don't mean to
7 steal your argument -- would be that if I had a home
8 occupancy license, then that would count as one of my
9 uses.
10 MR. WEED: I'm not trying to -- since we're
11 kind of arguing angels dancing on the head of a pin,
12 there's no such thing as a home occupancy license.
13 COUNCILMEMBER BATES: A home occupancy tax.
14 MR. WEED: All right. It's an occupation
15 tax receipt.
16 COUNCILMEMBER BATES: If I have an occu-
17 pation tax receipt to do business in my home, that
18 would count as an accessory use under this ordinance.
19 MR. WEED: No, sir.
20 COUNCILMEMBER BATES: Why not?
21 MR. WEED: That's not how it works.
22 Certain zones allow uses in your home, and
23 you pay a tax simply because you're in business.
24 That's totally separate.
25 The only time the two ever get intertwined

Page 68

1 is when Scott does his zoning check to make sure that
2 when a person pays occupation tax to Rhonda, that they
3 actually are allowed to have that occupation in that
4 zone.
5 But other than that, you can completely
6 separate out any kind of occupation tax receipt. It
7 totally doesn't matter. It's just the payment of a
8 tax.
9 COUNCILMEMBER BATES: So, then, it's not
10 really an accessory use.
11 MR. WEED: What is an accessory use would be
12 the same thing as -- you know, it's like a conditional
13 use. It is a use of land that is not necessarily by
14 right but there are conditions attached to that use.
15 And as we talked about the one -- you know, the one we
16 keep debating about considerably would be massage
17 parlors. And to my knowledge, they are not allowed by
18 right in any of our zones; however, they are allowed
19 by conditional use.
20 MR. HAEBERLIN: Let me offer some defini-
21 tions.
22 Accessory use: a use or a structure on the
23 same lot and of a nature customarily and subordinate
24 to the principal use or structure. That's Section
25 402.

Page 69

1 Accessory structure: A subordinate struc-
2 ture detached from but located on the same lot as a
3 principal structure, the use of which is incidental
4 and accessory to that of the principal use.
5 So that's how your codes currently define
6 those two distinctions.
7 COUNCILMEMBER ROCHE: So if I have -- I mean
8 I have all this woodworking equipment, and eventually
9 some day I'll learn how to use it. But anyway, I was
10 thinking about putting it all in the basement, and I
11 do that because that's just part -- you know, I live
12 there, and I want to have a woodworking shop in my
13 basement.
14 Now, if I ever wanted to start building and
15 making fine craftsman furniture and selling it --
16 MR. WEED: Maybe you want to have a detached
17 building where you store all of your wood-working
18 equipment and maybe even you put, you know, pieces of
19 lumber in there. So that would be -- it would be both
20 an accessory use and, arguably, an accessory
21 structure, the detached building. You know, that
22 would be an accessory structure to the principal
23 structure which would be your home.
24 COUNCILMEMBER ROCHE: I guess my question
25 is, is there any difference between whether I operate

Page 70

1 as a business or operate as a hobby?
2 MR. WEED: Probably not for zoning purposes
3 unless -- Definitely yes for occupation-tax receipt
4 purposes because we can't tax you on your hobby unless
5 it turns into a business, but for zoning purposes, you
6 know --
7 MR. HAEBERLIN: There is some in-home
8 occupation that says you cannot have an accessory
9 structure for the conduct of any home occupation.
10 That just follows through from your old code.
11 COUNCILMEMBER ROCHE: But I could make --
12 MR. HAEBERLIN: That's not a change.
13 COUNCILMEMBER ROCHE: -- rocking chairs in
14 my basement all day long and sell them out of my base-
15 ment?
16 MR. WEED: You could, arguably, until --
17 until it becomes something to the point of where Code
18 Enforcement or somebody, you know, sees, hears, tastes
19 or touches it, and then if you have it -- if it
20 becomes your business, we could arguably make you pay,
21 you know, occupation tax for it.
22 COUNCILMEMBER ROCHE: Right, I understand.
23 But as long as I get a business license, I can make
24 rocking chairs all day long and sell them out of the
25 back of my house over on Chestnut.

Page 71

1 MR. WEED: Well, perhaps not. And I would
2 say probably not, unless it would be home occupation
3 with minimal impact. And you would probably qualify
4 in that case because you wouldn't need an outside sign
5 necessarily, you wouldn't need parking so you wouldn't
6 have to have paved parking. You're not going to have
7 outside people coming in.
8 Let's -- let's -- We'll change the scenario
9 just a little bit. You're doing the woodworking and
10 then you spend most of your year going to arts and
11 crafts festivals and selling your merchandise at arts
12 and crafts festivals. It's probably fine.
13 COUNCILMEMBER ROCHE: Right.
14 MR. WEED: Now, we might make you get a home
15 occupation because, you know, you're clearly in
16 business at a certain point. And once again, that's
17 the art and not science of law and regulation. At a
18 certain point, that becomes your business, not merely
19 your hobby, I guess when you leave amateur woodworking
20 status and go pro. And where that exact point is, I
21 don't know, but I could probably smell it in the wood
22 chips --
23 COUNCILMEMBER ROCHE: Well, to me --
24 MR. WEED: -- and in the facts.
25 COUNCILMEMBER ROCHE: To me, what changes is

Page 72

1 if my neighbor does exactly the same thing. And what
2 changes for me is suddenly I can hear a saw going
3 night and day.
4 MR. WEED: Yeah.
5 COUNCILMEMBER ROCHE: Then it becomes an
6 issue. And I guess that's what I'm trying to get at
7 is what we really allow in R-1 and what can be gotten
8 away with, et cetera, et cetera.
9 MR. HAEBERLIN: We do ask that question on
10 the zoning precheck, is -- there's a little section
11 down there that says, how much of the principal
12 structure you use, how much of the accessory structure
13 you use, and that's a key indicator for staff that
14 something is awry.
15 If somebody says on their home occupation
16 license application that they're going to use an
17 accessory structure, that's actually a violation of
18 your home occupation ordinance, so those are denied
19 because they have truthfully answered that question.
20 COUNCILMEMBER ROCHE: Is my garage not an
21 accessory structure or is my basement?
22 MR. HAEBERLIN: No. Your garage and your
23 basement are principal structures.
24 COUNCILMEMBER ROCHE: Right. So I can do
25 whatever I want there.

Page 73

MR. HAEBERLIN: Well, you have to look in terms of -- and Mr. Weed might elaborate on this -- things that are customarily found in a residence. If you bake cookies at your residence, flour, sugar and water are at most people's houses, okay, and arguably, woodworking stuff as well.

But let's talk about welding. Let's talk about something involved with nuclear power or some other crazy thing. Those are not customarily found at a residence.

And so it does get down to that gray matter discussion of exactly what you're doing, and I've had that discussion with applicants here. You know, if somebody says they're going to do painting, are you going to do auto-body painting, are you going to paint pictures or what are you going to do? Are you going to go paint houses?

COUNCILMEMBER ROCHE: Yeah. I mean I don't even want to pick it apart. I just want to --

MR. HAEBERLIN: Yeah.

COUNCILMEMBER ROCHE: -- understand a little better.

COUNCILMEMBER BATES: Mr. Weed, I've jumped to alternative 7, which, of your alternatives, is my favorite, with one question. Paragraph -- or sentence

Page 74

two starts with, "However, after registration of existing accessory uses," which is set forth in this chapter. If we adopt alternative 7, then do we have to adopt a registration?

MR. WEED: In my opinion, yes.

And please bear in mind, what I understood the goals to be -- we'll go back to that -- would be you didn't want to simply grandfather in every single accessory use that might exist now. You still want to have some ability to know what they were and some ability to cap them. And the only way you can do that, of course, is we either have to get the resident to tell us what they are or we have to go look and record what they are.

So the answer to the question is yes.

COUNCILMEMBER BATES: So it would be adopting, then, alternative 3 and 7.

MR. WEED: Yes.

COUNCILMEMBER BATES: If, hypothetically, we went that route.

MR. WEED: That's correct.

Probably 2, 3 and 7 actually is what I -- if you went that route.

COUNCILMEMBER FLEMING: And these are going to be kept on file?

Page 75

MR. WEED: By Mr. Haeberlin. I love giving Mr. Haeberlin more work.

COUNCILMEMBER ROCHE: Well, I guess I had a question about that. It would seem that it would be the City Building Official. Wouldn't that be more appropriate?

MR. WEED: Well, in our situation, we've got a part-time Building Official and Scott is the Assistant Building Official with some of the delegated powers.

If you had a full-time Building Official, I think that would be fine.

Since's it's in the Zoning Code, I still would kind of lean towards the City Planner having to deal with it. That's --

COUNCILMEMBER ROCHE: I would lean towards having a full-time City Building Official for exactly these types of things so that the Building Official can, like we talked about in number 7, going around and looking. And we can't really do that now because we're paying someone by the hour, you know, 50 bucks an hour or whatever, just to go out and do audit work, and we don't do that, so -- to my knowledge.

But anyway, that's neither here nor there for this particular issue.

Page 76

MR. HAEBERLIN: I mean I don't care how you-all make that decision.

Ultimately, you have to be aware that there needs to be succinct responsibilities of all employees, and right now, zoning and building are completely muddied and there are a lot of things in the Code that need to be changed. Mr. Weed has offered to you many changes to try to move as many building things out of the Zoning Code as possible because that will continuously be a dialog unless we discern who does what, and that's just something we need to move forward with in the future. And you've seen some Code amendments for that reason, clarifying who does what.

COUNCILMEMBER ROCHE: Yeah. And again, in this case, I mean you are our full-time Building Official at this point.

MR. HAEBERLIN: Assistant Building Official.

COUNCILMEMBER ROCHE: Well, close.

COUNCILMEMBER SPANGLER: So we have a temp and an assistant, not full-time.

COUNCILMEMBER BATES: Mr. Weed, on alternative 4, "Owners of lots seeking exemption or users of such exemptions shall permit officers of the City to record the size, shape, type and location of

Page 77

exempt accessory structures," what would trigger and owner seeking an exemption?
MR. WEED: My mom. My mother lived in the same home, but I rented it for her, for 20 years. She never owned that home, nor did I. But she sure planted a lot of flowers and she sure had a lot of yard stuff in it. So that's exactly the situation. Either she, as user, could come apply, or she could talk to her landlord and they could come and apply.
COUNCILMEMBER BATES: But what would trigger them seeking an exemption?
MR. WEED: What would trigger "them" who?
COUNCILMEMBER BATES: The user or the owner, either one.
MR. WEED: The trigger would be --
COUNCILMEMBER BATES: How would they know to seek an exemption?
MR. WEED: We're going to essentially advertise. It would be on the web site, I think some of the Council members have recommended sending flyers out in water bills, and the same ways that we might --
COUNCILMEMBER BATES: Okay.
MR. WEED: -- ordinarily give notice.
COUNCILMEMBER BATES: So under this alternative, if I hypothetically had four accessory

Page 78

uses on my property, got notified in the City news-letter that if you have more than two you must seek an exemption, then Mr. Haeberlin or --
MR. WEED: Whoever.
COUNCILMEMBER BATES: -- Mr. Calcaterra or Quality of Life, someone would come out and record the size, shape, type, location of those for now-exempt accessory uses.
MR. WEED: Yes.
COUNCILMEMBER ROCHE: Well, I mean -- and I could see that as being part of an audit process. I mean I know that we've already begun the process of auditing all of our building permits back to three years. But I think at some point once we complete that, we probably need to go basically lot by lot and maybe get, you know, the software to keep track of all of this stuff and register it so that we know what we do have today.
MR. WEED: One advantage of being a 10,000-person town even though you have, you know, lots of lots, is that you're still at a point where you literally could -- with internal staff, you could literally get people to go and take the photographs of every lot.
COUNCILMEMBER ROCHE: Exactly.

Page 79

MR. WEED: And eventually, we need to do that anyway in my opinion.
COUNCILMEMBER ROCHE: Exactly.
MR. WEED: We need to have a photograph of every sign in this town; we need to have a picture of every lot in this town.
COUNCILMEMBER SPANGLER: Now, who are you talking about taking these pictures? Staff or the property owner himself?
MR. WEED: I'm thinking of existing staff. I mean I think that's something Quality of Life can do, if we had a policeman who might have had some injury and was sort of on desk duty, as long as they could drive a car.
COUNCILMEMBER SPANGLER: I don't -- I don't think that would be --
MR. WEED: I mean --
COUNCILMEMBER SPANGLER: -- the right scenario. I understand --
MR. WEED: How we decide to do it --
COUNCILMEMBER SPANGLER: -- what you're saying.
MR. WEED: -- that's up to us. But there's got to be somebody in our staff who we could send to go do that, I think.

Page 80

COUNCILMEMBER ROCHE: Or maybe we could hire a --
MR. WEED: Or you could hire someone to go do that. And Hapeville did that. Hapeville, as part of their architectural sign ordinance, hired Pimsler Hoss Architects. They got one of their low-level architects to drive around and, you know, the first thing they did was record every single structure in town.
COUNCILMEMBER ROCHE: Right, exactly.
COUNCILMEMBER BATES: So --
MR. WEED: That was part of their contract.
COUNCILMEMBER BATES: -- Mr. Weed, on this -- and I'm going back to number 4 -- if we were to do number 4, it would then be number 4 and either 5 or 6; is that correct?
MR. WEED: Yes.
COUNCILMEMBER BATES: And the only difference between 5 and 6 is that 5 requires them to reduce down to two and 6 doesn't.
COUNCILMEMBER FLEMING: 6 is permitted after; 5 is prior to.
MR. WEED: Correct. 5 --
COUNCILMEMBER FLEMING: 6 out to be not an alternative, actually, because I'm reading it as this

Page 81

1 is permitted after: lots created --
2 MR. WEED: Right, yeah.
3 COUNCILMEMBER FLEMING: -- after?
4 MR. WEED: Yeah. 6 was in there -- we would
5 need 6 in there anyway --
6 COUNCILMEMBER FLEMING: Correct.
7 COUNCILMEMBER BATES: Got you.
8 So it'll be --
9 MR. WEED: -- for new lots.
10 COUNCILMEMBER FLEMING: It's not really an
11 alternative.
12 MR. WEED: Right. That would cover new
13 lots, period.
14 COUNCILMEMBER BATES: So it would be 4, 5
15 and 6.
16 MR. WEED: Yes.
17 COUNCILMEMBER ALEXANDER: And the exemptions
18 would not just include the number; it would also
19 include, say for example my little house is too close
20 to the fence on my property line.
21 MR. WEED: Well, not right now.
22 Right now, we're only dealing with accessory
23 uses, not -- you know, not other -- like no other
24 perceived violations of the zoning code, because we're
25 not trying to -- we're not really trying to catalog

Page 82

1 items that might require variances of some kind. This
2 is really just to deal with accessory uses.
3 So I think if your house is built too close
4 to the --
5 COUNCILMEMBER ALEXANDER: No. I'm talking
6 about your accessory.
7 COUNCILMEMBER BATES: The accessories, if it
8 was too close.
9 MR. WEED: Oh.
10 MR. HAEBERLIN: She's talking about a non-
11 conforming structure.
12 MR. WEED: Yeah. Yeah. Well, I mean yes,
13 it would.
14 COUNCILMEMBER ALEXANDER: So the exemption
15 would cover that also.
16 MR. WEED: Yes, it would cover that also.
17 You know, it might not mean that -- you know, you
18 might find out you built upon your neighbor's lot and
19 you might get sued one day, but, you know, you're not
20 going to have a problem with the government over it.
21 COUNCILMEMBER ROCHE: So with alternative 4,
22 everybody in town basically that has -- would have to
23 come and ask for an exemption --
24 MR. WEED: Correct.
25 COUNCILMEMBER ROCHE: -- versus us going out

Page 83

1 and --
2 COUNCILMEMBER BATES: If they were over the
3 number of -- if they were over two.
4 COUNCILMEMBER ROCHE: Right.
5 COUNCILMEMBER ALEXANDER: Or if it was built
6 too close to the property line.
7 COUNCILMEMBER BATES: Okay.
8 COUNCILMEMBER ROCHE: You know, that just
9 seems like a big mess to me.
10 MR. HAEBERLIN: I don't think you generally
11 have lots of people over three, but it's a small
12 percentage who are way over the requirement, I think.
13 I mean that's just from driving around, what I've
14 seen. You have a small percentage who probably have
15 four or five and then the rest of the people may not
16 even have one accessory.
17 I mean most of these houses were built, you
18 know, kind of in the format where they might have had
19 a one-car carport or a two-car carport, and so
20 somebody might have like a storage building, but I
21 have not seen huge violations. And certainly, as we
22 talked about last time, though, I've seen some
23 interesting things being used as accessory structures.
24 MR. WEED: And don't forget 601. If you
25 amend that, some things that might be problematic now

Page 84

1 would be exempt anyway under 601. Pergolas, for
2 example; fire pits.
3 COUNCILMEMBER ALEXANDER: I had a question.
4 Why are there no greenhouses? In reviewing 601, it
5 didn't look like greenhouses were allowed.
6 MR. HAEBERLIN: We did not seek to identify
7 every type of accessory structure but we looked at
8 things that were commonly looked at as landscape
9 treatments like bird houses and ponds and stuff like
10 that. It doesn't disallow it. For example, a
11 swimming pool is not specifically detailed as an
12 exemption but the pool house with the swimming pool
13 is.
14 So we did not necessarily identify every
15 possible accessory structure that I could think of.
16 I'm sure if we sat down, we would have hundreds of
17 them. Because greenhouse is but one example. Storage
18 building, greenhouse, what-have-you; potting shed.
19 You know, it all depends on how it's designed.
20 I think really you're going to come down to
21 -- remember that impervious limit is probably going to
22 kill or mitigate the ability for all these accessory
23 uses, anyway. With 10,000 square feet and the house
24 and the driveways and all that other stuff that
25 constitutes impervious, you're simply going to reach a

Page 85

1 limit. I just don't think your lots are really
2 sufficiently large to have multiple accessories. And
3 again, that's an opinion, but 10,000 square feet's not
4 an extremely large lot.
5 COUNCILMEMBER ROCHE: I mean I understand
6 everything that everyone's saying.
7 I guess in general, to me, the idea of one
8 day suddenly saying, okay, we got to go in your back
9 yard, and now you can't have this anymore or whatever,
10 just doesn't --
11 I mean going forward, absolutely. I just --
12 because there are going to be people that may have had
13 these things for a hundred years or 20, whatever, a
14 long, long time and --
15 MR. HAEBERLIN: Correct. And I would
16 probably only know about this if you -- if you brought
17 me a survey and you were getting ready to -- let's say
18 you were going to build on the house. You bring me a
19 survey and it shows three accessory structures.
20 COUNCILMEMBER ROCHE: Right. I understand.
21 MR. HAEBERLIN: And I would know about it
22 then. But generally, if people never come to the City
23 and approach us on any building permit for that house,
24 we probably would never know anything.
25 COUNCILMEMBER ROCHE: Well, we got our QOL

Page 86

1 people. I mean the minute we pass this, there's
2 nothing to say that we wouldn't be siccing our QOL
3 people one everybody. They've been known to go out
4 and do exactly that.
5 MR. HAEBERLIN: Well, that's management.
6 And quite frankly, you know, I have no problem saying
7 I don't manage those folks so --
8 COUNCILMEMBER ROCHE: I understand. I'm
9 just saying what we do up here may have a --
10 MR. HAEBERLIN: I agree. I agree.
11 COUNCILMEMBER ROCHE: -- interesting --
12 MR. WEED: And Councilman, in that case, you
13 would -- you'd deal with 1 and 6, which 1 is
14 everything that exists now is exempt, and 6, on each
15 lot created after a certain date, then the maximum is,
16 you know, two, or three if you've got an attached
17 garage.
18 COUNCILMEMBER ROCHE: And that's, frankly,
19 where I'm leaning is 1 and 6. Seems simple,
20 straightforward and, you know.
21 The only question there is going to be,
22 okay, how do I prove I qualify under 1 if I'm the
23 homeowner.
24 COUNCILMEMBER SPANGLER: Well, the question
25 I asked Murray earlier was, what kind of form, where

Page 87

1 do we get the form and who fills the form out? So you
2 could come to City Hall to get the form and fill it
3 out as to what you have on your lot at that time.
4 Is that correct? Isn't that what you told
5 me?
6 MR. WEED: You could.
7 Or the alternative would be, too: we should
8 know from now on, we should have enough regulation --
9 and Scott, correct me if you don't agree.
10 But I think from now on, we would know each
11 lot that's created, and every new principal building
12 that's being built, from here on out; we'd know about
13 it.
14 MR. HAEBERLIN: Yeah. That's going to be
15 very simple. You're not going to have a lot of
16 subdivision development in the city. So I'll know all
17 the new developments. It'll be infrequent.
18 MR. WEED: So essentially, we wouldn't even
19 have to do that part, Councilman. We would just --
20 COUNCILMEMBER SPANGLER: Well, we're
21 talking --
22 MR. WEED: If you've got it now, you get it.
23 COUNCILMEMBER SPANGLER: But you still need
24 -- or Scott still needs the information or the City
25 needs the information as to what you have now --

Page 88

1 MR. WEED: I prefer that.
2 COUNCILMEMBER SPANGLER: -- even if it's
3 grandfathered.
4 MR. WEED: I agree with you and I would like
5 to see that, but is it legally required? No. But do
6 I think it's a good idea? Yes.
7 COUNCILMEMBER ROCHE: I mean someone could
8 have a shed and then one day, one weekend, they go out
9 and they paint the shed, and then Monday QOL shows up
10 and says, that's a new shed.
11 MR. WEED: Well, and then it would be --
12 that was the --
13 COUNCILMEMBER ROCHE: Then how do you -- you
14 know?
15 Or vice versa, I could replace my shed with
16 a new shed and say, I just painted this. You know,
17 I'm just --
18 MR. WEED: There's no end to the --
19 COUNCILMEMBER ROCHE: Exactly.
20 MR. WEED: -- cleverness, you know, of
21 people.
22 COUNCILMEMBER ROCHE: Or QOL, for that
23 matter.
24 COUNCILMEMBER FLEMING: And not just that.
25 When we -- I mean there's an easy way to get it out to

Page 89

the residents. Stick it in their sanitation bill, and we're asking you to fill this out and turn it back in to us when you pay your sanitation bill.

However, education, knowledge for the resident as to what is an accessory and what isn't an accessory -- I mean we're sitting up here and we've been discussing this, you know, now, and then prior to. How are we going to educate our residents what really is something in your back yard that might be an accessory?

COUNCILMEMBER SPANGLER: Well, just define it.

COUNCILMEMBER FLEMING: And so --

COUNCILMEMBER SPANGLER: Define it in something.

And excuse me, Ms. Fleming --

COUNCILMEMBER FLEMING: No, that's quite all right.

COUNCILMEMBER BATES: -- but we could define it in simple terms, not attorney terms but simple terms, to where they could understand more, and tell them that this is not -- and not make it a mandatory request that they fill this out, but we would like for you to, because Murray said already that we can't demand or require that they do it.

Page 90

So if we put it out there and we do it in a nice enough way, we explain the accessory structures, and we may even say, and this is why we want it, and explain that it's for the betterment of all the neighborhoods, all the residents, then I think, for the most part, these people would more than be happy to fill out the forms.

COUNCILMEMBER ROCHE: At this moment, I feel like alternative 1 and alternative 6 would be a good start, and that's all we need. As far as doing forms and bureaucracy and more papers and all that, I think we should hold off on that unless it becomes some sort of a problem later that we need to solve. I don't see that that particular problem exists today.

MR. HAEBERLIN: Rhonda, correct me if I'm wrong, because you have more contact with the tax digest.

The tax digest does sometimes include accessory structures if the County had received the information and included it into the tax digest. But what they've recently been telling us is they don't care about accessory structures. They don't want to see permits for those. Is that correct?

CLERK BLACKMON: That's the way it was since I've been here. They did not want to see accessories

Page 91

unless it was something major.

MR. HAEBERLIN: You could have -- you know. Well, I mean that's depending on what's major.

CLERK BLACKMON: Right.

MR. HAEBERLIN: So if you have a $20,000 detached garage, is that major? We don't know if the County thinks that's major.

CLERK BLACKMON: But we were sending those.

MR. HAEBERLIN: Okay.

CLERK BLACKMON: We considered those major.

MR. HAEBERLIN: Okay.

COUNCILMEMBER ROCHE: Would now be an appropriate time to make a motion or do we have to go through the --

MR. WEED: You still have public hearing on this.

COUNCILMEMBER BATES: But we can make a motion to accept one of these into the general document as a whole; correct?

COUNCILMEMBER ROCHE: Because the public --

MR. WEED: I think you could, yes.

COUNCILMEMBER ROCHE: The public hearing wouldn't know what they were being for or against, because we have several alternatives.

I guess we could have a public hearing for

Page 92

each alternative and every combination of alternatives.

MR. ANDERSON: How about just reading them all?

COUNCILMEMBER ROCHE: So we could --

MR. WEED: I'm happy to do that --

COUNCILMEMBER ROCHE: -- make a motion --

MR. WEED: -- if you'd like me to.

COUNCILMEMBER ROCHE: -- now or what? I don't know.

- - -

(Brief, inaudible discussion between Councilmembers Fleming and Roche.)

- - -

COUNCILMEMBER BATES: Can we take a five-minute break while that's being discussed?

COUNCILMEMBER ROCHE: Yeah, that's fine.

COUNCILMEMBER BATES: Mayor?

MAYOR JENKINS: Five-minute break.

- - -

(Brief recess)

- - -

MAYOR JENKINS: Meeting come to order.

MR. WEED: I'd like to just make a brief statement.

Page 93

1 Bear in mind that in easy regulation, you
2 would simply either allow something or you outlaw it.
3 That's your basis. And the goal that Scott and I were
4 assigned was to try to come up with something in
5 between where clearly everyone agreed that, for future
6 lots and future principal structures, that all
7 accessory uses -- that those would be capped to a
8 total of three. Really, it's two, but if you have a
9 standalone garage, then it's three. Everyone seemed
10 to agree with that.
11 Then the remaining question was what to do
12 about existing accessory structures, and we certainly
13 got the impression from Council that you didn't want
14 to punish anybody for an accessory structure that they
15 had now, whatever it might be. Okay? It was okay.
16 And we've tried to accommodate that thinking.
17 And there was some thinking, particularly
18 from Councilman Bates, I think, that even though we
19 wanted to do that, we also wanted to have a cap on the
20 existing structures as well, and I tried to draft some
21 language that would deal with that issue as one of the
22 alternatives.
23 Now, you have a lot of alternatives. You
24 could simply elect not to regulate accessory struc-
25 tures at all, period -- none, nobody.

Page 94

1 You can differentiate new construction,
2 meaning new lots and new buildings, from people who
3 had uses previously existing before the date you adopt
4 this ordinance.
5 Now, Councilman Alexander and I were talking
6 about what would happen if you have a prototypical lot
7 -- this is Blackacre and this address is 123 Main
8 Street. This is the principal structure, and the
9 circles and squares in the background represent
10 accessory structures.
11 If this already exists before the date of
12 the ordinance, it's grandfathered in, period. No
13 regulation. They don't have to -- they wouldn't have
14 to register per se. If you did 1 and 6, they wouldn't
15 even have to register. They wouldn't even have to
16 report anything. They would just be exempt
17 completely.
18 Now, other alternatives -- or the other
19 question that came up would be what if -- what if this
20 home burns down completely but all the accessory
21 structures are unaffected, they're still there? Would
22 we want to -- if the home is going to be rebuilt,
23 while we would apply newer code to the home, arguably,
24 do we want to then make the person who is the same
25 person who owned the house before and after -- we'll

Page 95

1 assume that -- are we going to make them take down all
2 of these accessory structures?
3 I didn't get the impression you wanted to do
4 that. So that would mean that they get to keep them
5 no matter what, essentially. They are vested.
6 Now, the rule for zoning generally would be
7 if this home burns down completely and the use was
8 whatever the use is. We changed the use, and, you
9 know, arguably they couldn't put the same kind of home
10 back as the one that burned down -- we can do that --
11 then they'd have to build a new home that complied
12 with the new code.
13 The other remaining question is what
14 happens, again, to the accessory structures? And what
15 you'd do would be you'd follow the six-month rule.
16 You can go up to 12 months in Georgia. But the
17 six-month rule is that if a use ceased to exist for
18 six months and there was evidence the person meant to
19 abandon that use, then they couldn't put it back.
20 However, if they had evidence that they intended to
21 maintain the use while they were getting permits to
22 build the house or whatever else, all of this gets to
23 stay. Okay?
24 COUNCILMEMBER SPANGLER: Well, first of all,
25 if the house burned down completely, they can build it

Page 96

1 back like it was.
2 MR. WEED: Yes, sir. If they do so within
3 the relevant six-month time frame.
4 COUNCILMEMBER SPANGLER: Okay.
5 MR. WEED: And what they have to prove is
6 that they intended to build it back.
7 How would they go about doing that? If they
8 hired a contractor, if they got blueprints drawn up;
9 if they, you know, come to Scott and tell him and
10 write him a letter, that type of thing. They have to
11 have some evidence that they intend to come back --
12 COUNCILMEMBER SPANGLER: So --
13 MR. WEED: -- that they intend to keep their
14 grandfathered use.
15 COUNCILMEMBER SPANGLER: Okay. But what I'm
16 saying is they could build that house back the same as
17 it was before it burned.
18 MR. WEED: I think the answer to that is
19 yes, if they do so within the six-month period. And
20 then we've got some other rules about -- the 60-
21 percent rule on the destruction of the home: that if
22 it's more than 60 percent destroyed, they have to
23 rebuild it up to the new code.
24 That really is sort of a legislative
25 decision in the Code, but I think one could make the

Page 97

1 argument, particularly with regard to uses -- Let's
2 say this was, you know, a tire shop and it burned down
3 but they intended to keep a tire shop in there. And
4 they can prove that by continuing to buy tires,
5 continuing to try to get permits, continuing to come
6 in and write letters to us saying, "We don't want this
7 use to be abandoned. We're not trying to abandon it,"
8 and then, you know, moving their project forward.
9 So there you go.
10 COUNCILMEMBER ROCHE: But --
11 COUNCILMEMBER FLEMING: Mr. -- I'm sorry.
12 Mr. Spangler, I was not of the impression
13 that they could build it back the way it was.
14 We were doing the principal structure. For
15 instance, if it was 900 square feet, they would do a
16 900-square-foot home.
17 Now, we never commented about architectural
18 standards at that point, so now that's a different --
19 whole different scenario for us.
20 MR. WEED: For right now, we don't have the
21 standards. They could build back, arguably, the exact
22 same style home.
23 COUNCILMEMBER ROCHE: Well, but I thought
24 that our guiding principle from the discussions that
25 we had before, was that if your house burns down, as

Page 98

1 long as you're building it in the same footprint, that
2 basically you could do that.
3 MR. WEED: I think that's my understanding.
4 COUNCILMEMBER ROCHE: That was what I
5 thought we'd kind of agreed on --
6 MR. WEED: Right.
7 COUNCILMEMBER ROCHE: -- before. And in
8 that case, then your accessory -- since you're not
9 changing the footprint of your main structure, it
10 would seem that your accessory structures are fine.
11 Now, in that scenario, if they wanted to
12 build the thing and double the size or double the
13 footprint, I would think that, in that case going
14 forward, then the new rules for accessory structures
15 should apply.
16 MR. WEED: Right now, we haven't written any
17 language that says that.
18 COUNCILMEMBER ROCHE: Well, I understand.
19 MR. WEED: Even if they -- if they doubled
20 it, they would still have -- (counting) one, two,
21 three, four, five, six -- seven. Arguably, they could
22 still put back the seven uses. They would just have
23 to reconfigure them within the confines of the law.
24 COUNCILMEMBER ROCHE: Well, I'm just -- I
25 don't know that that's the right way to go, either.

Page 99

1 I'm just saying that that's -- If we're going to try
2 to have like an overall guiding principle, you know,
3 of what happens when you lose your house to fire or
4 whatever, in restoring it, I think we've been kind of
5 been saying that the rules are a little different in
6 that case than somebody that just wants to come in and
7 build something brand new just to build something
8 brand new.
9 So it's almost like 1 and 6 would still
10 apply except for, you know, what we'd already talked
11 about before: if you're just simply making yourself
12 whole after a catastrophe, then you can go back to
13 where you were before.
14 COUNCILMEMBER ALEXANDER: But they're saying
15 -- That's what I was discussing with them. I would
16 like for the rules to apply just like we did in our
17 discussion, if I have someone that comes in and buys
18 my lot and tears my house down and builds a new home.
19 COUNCILMEMBER ROCHE: That's the new rules,
20 right.
21 COUNCILMEMBER ALEXANDER: But they're
22 telling me the answer to that question is no, because
23 the lot was not created new. So you and I are on the
24 same page, Bob.
25 COUNCILMEMBER ROCHE: But we're not -- yeah.

Page 100

1 I don't think it's so much about creating a new lot.
2 MR. HAEBERLIN: I think we covered that
3 under voluntary demolition, did we not?
4 COUNCILMEMBER ROCHE: Right.
5 COUNCILMEMBER ALEXANDER: I'm talking about
6 on the accessory structure.
7 MR. HAEBERLIN: No.
8 MR. WEED: On the accessory structures --
9 COUNCILMEMBER ALEXANDER: That's what we --
10 MR. WEED: -- we haven't -- we haven't
11 covered.
12 COUNCILMEMBER ALEXANDER: We want them -- if
13 they come in and do an infill, we want them to abide
14 by the new rules.
15 COUNCILMEMBER ROCHE: Exactly. Exactly.
16 MR. HAEBERLIN: Okay.
17 MR. WEED: All right.
18 COUNCILMEMBER ROCHE: And we're saying the
19 same guiding principle we used before would apply
20 here.
21 MR. WEED: All right. So please bear in
22 mind, then -- So let's talk about this.
23 If it's the same owner, not a new owner --
24 COUNCILMEMBER ROCHE: Right.
25 MR. WEED: -- the house has burned down

Page 101

1 completely. Does the new owner --? Strike that. I'm
2 sorry.
3 The old owner is me. I owned it before; I
4 own it after. If I owned it before, I have my house,
5 I have my seven accessory uses. No one can tell me
6 what to do with them, by gum, by gosh, by golly.
7 They're mine.
8 COUNCILMEMBER BATES: Get that right: by
9 gum, by gosh, by golly.
10 MR. WEED: And the principal structure burns
11 down. Are you going to take away my seven accessory
12 uses?
13 COUNCILMEMBER ROCHE: No.
14 MR. WEED: Okay. I get to keep them. All
15 right.
16 But then if I decide to expand the footprint
17 of my building -- still my building beforehand; my
18 building afterwards -- are you going to make me remove
19 some of my accessory structures or do I get to
20 relocate all seven somewhere on the lot because by
21 gosh, by gum, by golly they're mine?
22 COUNCILMEMBER ROCHE: Well, I think that our
23 guiding principle was that if you are changing the
24 footprint, basically, then, the new rules applied.
25 Wasn't that what we said the other day?

Page 102

1 COUNCILMEMBER FLEMING: But we're back to
2 the catastrophic thing.
3 COUNCILMEMBER ROCHE: Well, that's what I'm
4 saying.
5 MR. WEED: That's exactly where we're at,
6 and that's --
7 COUNCILMEMBER FLEMING: That --
8 MR. WEED: -- what we need to know.
9 COUNCILMEMBER FLEMING: It's the
10 catastrophic thing. And if they've elected to take
11 the insurance money for their 900-square-foot house
12 and put a little more into it and make it twelve
13 fifty, why should we, you know --
14 COUNCILMEMBER ROCHE: I see where you're
15 going. I just --
16 COUNCILMEMBER FLEMING: You know, they've
17 got the seven accessories. Why should we -- why would
18 we go back and say, okay, well, since you're building
19 a better house after your catastrophic incident, now
20 you've got to take away some of your accessories?
21 COUNCILMEMBER ROCHE: Because now there's
22 not room for your seven accessories --
23 COUNCILMEMBER FLEMING: Well, we don't know
24 that.
25 COUNCILMEMBER ROCHE: -- but there used to

Page 103

1 be.
2 COUNCILMEMBER BATES: There might be.
3 COUNCILMEMBER ROCHE: Well, I don't know.
4 That's --
5 COUNCILMEMBER FLEMING: So I would say that
6 they're still grandfathered if we've got a
7 catastrophic. That's my opinion. I'm sorry.
8 COUNCILMEMBER ROCHE: No. That's fine.
9 MR. WEED: And by the way, I genuinely don't
10 care, meaning I want to write legislation that you're
11 happy with --
12 COUNCILMEMBER ROCHE: Right.
13 MR. WEED: -- and that accomplishes your
14 goal. I'm going to tell you what's legal and what's
15 not.
16 Can you write a piece of legislation that
17 you get to keep, by gosh, all seven? Sure.
18 COUNCILMEMBER ROCHE: You have to just show
19 us that picture.
20 MR. WEED: This is Rhonda's pad. Apparently
21 I'm in Rhonda's fan club because there are photographs
22 of me that were mutated --
23 CLERK BLACKMON: Obliterated.
24 MR. WEED: -- yeah, in the transfer, but she
25 hasn't gotten rid of them yet. So I'm flattered in a

Page 104

1 very strange way.
2 MR. HAEBERLIN: Murray, there is another
3 section of the zoning code, which is 804, that we're
4 going to have to address if we make these changes. It
5 says, in single-family residential district, only one
6 principal residential building and its accessory
7 building may hereafter be erected on any lot. So
8 we're going to have some further changes we're going
9 to have to make in this code because it's replete with
10 mistakes throughout it.
11 The only other question I have to ask, and
12 Stewart would probably know this best: Do we have any
13 active privies that are accessory structures in the
14 city? If we do, I don't think we should grandfather
15 those in. I don't know that there are any here, but
16 they're -- and in some cities, they are in existence.
17 MR. ANDERSON: No.
18 MR. HAEBERLIN: Don't know of any? Okay.
19 Thank you. I mean that was one question that's really
20 been grating at me.
21 COUNCILMEMBER ROCHE: Well, getting back to
22 this, I mean I could argue both sides of the thing,
23 too.
24 I mean, to me, I just feel like if you're
25 going to change it -- if you're changing the footprint

Page 105

1 of your lot, then I think that that would be a good --
2 I could argue that your accessory structures should
3 change because suddenly it may be safe to have seven
4 accessory structures in your 900-square-foot house,
5 and if you're going to make it a 1500-square-foot
6 house, then your seven accessory structures may all be
7 shoved against the -- I don't know. That's what I'm
8 saying.
9 MR. WEED: You know, please bear in mind,
10 once again, it doesn't matter to me as your staffer
11 which way you go.
12 COUNCILMEMBER ROCHE: Right.
13 MR. WEED: But what does matter would be we,
14 the City, are going to have to know about the seven
15 accessory uses, so we're going to have to have the
16 registration. We're going to have to know about them
17 some way. But in the context of the catastrophic,
18 either they get them and we don't care how many they
19 have, period; either we eliminate them completely; or
20 if we do something in between and try to have a
21 catastrophic standard, we're going to have to know
22 about these seven.
23 And even if we compact them into -- If we
24 don't care how many there are, then they can put the
25 seven anywhere that they want. If we do want to limit

Page 106

1 it, as Councilman Roche pointed out in that scenario,
2 we're going to have to know what the seven are and
3 have some way of identifying them in advance, because
4 then it would just be, you know, their word: I had 12
5 of them and, you know, I want 12 back.
6 COUNCILMEMBER SPANGLER: Well, no. They're
7 going to have to get a building permit to rebuild.
8 MR. WEED: A home.
9 COUNCILMEMBER SPANGLER: The home.
10 MR. WEED: Correct.
11 COUNCILMEMBER SPANGLER: Okay. At that
12 time, does staff go out and look at the property? I'm
13 sure you do.
14 MR. HAEBERLIN: Well, I would get a survey,
15 and I would get a building permit application and I
16 would make my comments on it. Then I would give it to
17 the Building Official, who would then actually perform
18 a real site inspection.
19 COUNCILMEMBER SPANGLER: And at that time,
20 then he could review --
21 COUNCILMEMBER ROCHE: Yeah.
22 COUNCILMEMBER SPANGLER: -- the accessory
23 structures to see --
24 COUNCILMEMBER ROCHE: I mean we don't have
25 to register guns. Why should we register accessory

Page 107

1 uses, structures?
2 MR. WEED: You don't have to.
3 COUNCILMEMBER ROCHE: This is Georgia.
4 MR. HAEBERLIN: Interesting scenario that
5 Mr. Anderson brought out, and this has been in the
6 back of my mind, too: What if you have seven
7 accessory structures and your impervious allotment for
8 the lot is shot? You have no more impervious to build
9 on or you only have something that will build a very
10 small back on it.
11 The impervious interaction with this
12 exemption is going to kind of be a problem, and the
13 distance requirement from the principal structure to
14 the accessory structure is going to be another
15 problem. So should I allow you to then build back
16 something that's nonconforming to the 20-foot distance
17 requirement?
18 MR. WEED: And that's the question --
19 MR. HAEBERLIN: I don't know.
20 MR. WEED: -- exactly. And you know, if the
21 seven accessory structures are grandfathered, they're
22 grandfathered. And so they get to build them back
23 unless a piece of legislation is written that somehow
24 deals with, okay, they can only be built back within
25 the setbacks; they could only be built back, you know,

Page 108

1 bearing in mind the impervious surface requirements,
2 et cetera.
3 MR. HAEBERLIN: Can I craft --
4 COUNCILMEMBER ROCHE: How about this?
5 MR. WEED: Because I'm quite confident that
6 right now underneath this scenario, that this probably
7 wouldn't meet the impervious; there'd be too much
8 pervious surface here, arguably.
9 COUNCILMEMBER ROCHE: How about this? We
10 accept 1. We take alternative 6 as it is. If your
11 house burns down, then the new rules apply. But that
12 certainly doesn't stop the homeowner from coming
13 before the Council and saying, you know, I had seven
14 birdhouses, they don't take up much room, and I'd like
15 a variance, or an appeal or whatever, to do that.
16 MR. HAEBERLIN: Well, we listed those as a
17 countable exemption anyway. I mean I think that's our
18 -- I mean I think that's our --
19 COUNCILMEMBER ROCHE: I'm sorry?
20 MR. HAEBERLIN: We listed that as a
21 countable exemption.
22 COUNCILMEMBER BATES: Well, but --
23 COUNCILMEMBER ROCHE: Well, I didn't mean
24 birdhouses particularly.
25 MR. HAEBERLIN: Something, yeah.

Page 109

COUNCILMEMBER ROCHE: Why don't we just say 1 and 6, and then in the case where, you know, it's a catastrophic thing and someone wants to be made whole -- I mean if I'm sitting up here and someone says, "My house burned down. I want to build back my house. I had four accessory structures. Here they were, and I want to keep them," and came before me, I would probably say that's fine --

COUNCILMEMBER FLEMING: Well --

COUNCILMEMBER ROCHE: -- as long as you don't have other issues, but, you know --

COUNCILMEMBER FLEMING: If the accessory structures were not damaged, they're still there.

COUNCILMEMBER ROCHE: That's the whole point; right.

COUNCILMEMBER FLEMING: Now, if they burn down, I think we need to go back to where we were --

COUNCILMEMBER ROCHE: Right.

COUNCILMEMBER FLEMING: -- with the new conditions.

COUNCILMEMBER ROCHE: I just think we could write something that no one would ever understand, or we could say let's just do 1 and 6, and then as exceptions come up, we deal with them, because there is an avenue for a homeowner or whatever to come through.

Page 110

The only thing I'm concerned about is the part about, as Councilwoman Alexander said, each lot created. I think that we're not creating more lots in Doraville. Not really. I mean that's very seldom going to happen.

MR. WEED: Well, yeah. I mean --

COUNCILMEMBER ROCHE: But if I want to --

MR. HAEBERLIN: Well, we could.

COUNCILMEMBER ROCHE: -- come in and tear --

Well, we could. But I'm just saying if I want to come in and do an infill, you know, and tear down buildings and start building new, to me, that's not a new lot. Right?

COUNCILMEMBER ALEXANDER: Correct.

COUNCILMEMBER ROCHE: So I would think that in that case --

MR. WEED: If you don't change the lot lines, it's not a new lot.

COUNCILMEMBER ROCHE: Correct.

MR. WEED: Right.

COUNCILMEMBER ROCHE: So to me, the whole point of a lot created, doesn't mean anything to me. It shouldn't be part of this.

I just think if I'm going to come in and do an infill, then the new rules apply, period.

Page 111

MR. WEED: But I still think you need to include -- I mean the day will come when these two small lots will be combined by somebody to build a bigger house. We need to cover that now.

COUNCILMEMBER ROCHE: Then, make it an "or" instead of an "and" or something.

MR. WEED: Okay.

COUNCILMEMBER ROCHE: Either one or. You know, if it's a new lot or a new building, fine.

MR. WEED: Right. So --

COUNCILMEMBER FLEMING: Homes built after.

MR. WEED: -- that's --

COUNCILMEMBER ALEXANDER: Because you have lot of record predating so and so with voluntary applicant-initiated demolition, so you have -- have it separated regarding the size of the home.

MR. HAEBERLIN: Correct.

MR. WEED: Right. And one thing we still have to bear in mind is in that scenario, we can either draft a standalone appeals process that deals with this or we could try to use the existing variance rules for those people to come in and try to get a variance.

I don't know that they qualify for a variance, though.

Page 112

MR. HAEBERLIN: I have a question. How about -- and Councilman Spangler and I were discussing this during the break. How about actually having an amnesty period? We talked about educating the public. Okay. You have an amnesty period to register your accessory structure and you're an actual homeowner in this city or property owner, and, hey, if you don't in the next -- whatever we pick -- 14 months, register it, guess what? You're lost forever.

And that really addresses what you, Councilwoman Alexander, is trying to address: people that are here today and want to maintain those structures. And their rights are based on the fact that they were there and they built the structures.

So if you had some sort of amnesty period -- and I don't know how that would work -- that would give a definitive time schedule, and then hey, if it wasn't registered in the amnesty period, it's never a countable exemption. I mean I don't know if that's better or worse. I'm just putting that forth.

COUNCILMEMBER BATES: I am not a fan of more government registration of personal property. I'm with Mr. Roche on that.

MR. WEED: Then, it's all right to just say they're exempt and be done with it and they get to put

Page 113

1 back whatever they get to put back. That's a
2 legitimate thing to do.
3 COUNCILMEMBER SPANGLER: But you don't have
4 a record of what you're exempting.
5 MR. WEED: And essentially what you're
6 saying is, whatever you've got is what you've got, and
7 you really -- you're in effect not really regulating
8 accessory structures. But that is okay. There's no
9 law that says you have to regulate accessory
10 structures. There's no law that says you've got to
11 have a zoning code. It's not required.
12 COUNCILMEMBER ALEXANDER: I guess this --
13 MR. WEED: No one can make you do that.
14 COUNCILMEMBER ALEXANDER: -- this goes back
15 to the point I was trying to make last time when you
16 were arguing, well, if we don't have a record, we
17 don't know what they had.
18 Well, if you educate the public on when a
19 building permit is required, you will know when
20 something new is constructed. I can't tell you if I
21 go put a storage shed in my back yard if I have to to
22 have a building permit. I don't know.
23 MR. HAEBERLIN: Yes.
24 COUNCILMEMBER ALEXANDER: And I should.
25 But that goes to my point that you're

Page 114

1 saying, well, they can, you know, say they had the
2 building yesterday, you know, and then they actually
3 constructed it after we voted the legislation in.
4 But if we educate them on when they need to
5 have a permit, you know, I'm building a greenhouse, I
6 got to have my driveway redone or whatever, then you
7 are going to know. That's going to trigger you, this
8 was not here before 8/31 of '09.
9 MR. HAEBERLIN: The previous education
10 attempt -- To let you know, I did a little blog in our
11 City newsletter about fences. Okay. I did not get
12 one single call after that. So I don't know if people
13 didn't read it and digest it or it was too compli-
14 cated.
15 Actually, I thought I was trying to be
16 simple, because I had the city librarian look at how
17 to -- library director -- excuse me -- look at how to
18 make it more understandable to, you know, more like an
19 eighth grade education, et cetera.
20 So to me, I thought it was pretty simple,
21 but I got no response out of it, so I don't -- I think
22 it sounds great in the macro world as far as educating
23 people, but I will tell you, my previous attempts, I
24 didn't get any response back.
25 COUNCILMEMBER ALEXANDER: Just like when it

Page 115

1 came up about the gravel driveways, I think we need to
2 start putting a reminder in the newsletter, that the
3 clock's ticking.
4 MR. HAEBERLIN: Yeah, that's really --
5 And you know this. I mean I'm a homeowner,
6 too. It's easy to ignore government unless government
7 has done something to me. If I got a citation, I'm
8 not going to ignore the government, but if I don't
9 ever get a citation, I'm not fooling with it.
10 COUNCILMEMBER ROCHE: So if we modified 6 to
11 say for any new building, somehow mess with -- you
12 know, took care of any new land or new building, I
13 mean the walls are not going to fall in.
14 And to your point, no one's ever called me
15 up and complained about someone's accessory structure,
16 you know, so --
17 MR. HAEBERLIN: They come to City Hall,
18 definitely. You know --
19 CLERK BLACKMON: Yeah.
20 MR. HAEBERLIN: -- I'll tell you. We hear
21 about it all the time.
22 COUNCILMEMBER ROCHE: I mean I've seen
23 chickens, you know, in people's back yard but I
24 haven't gotten any calls about that. Of course it
25 wasn't in my district.

Page 116

1 MR. HAEBERLIN: That's a code violation.
2 COUNCILMEMBER SPANGLER: Well, it still
3 wouldn't hurt to educate the people.
4 And like I said, I think it's still a good
5 idea to send out a form, you know, saying this is
6 voluntary, you know, give us a list of whatever
7 accessory structures you have, and give them a simple
8 definition of what an accessory structure is. I think
9 you would get some replies -- or not replies, but
10 you'd get some correspondence back.
11 COUNCILMEMBER ROCHE: Several times as
12 Council has voted to find ways to inform employees
13 about things and people of things and -- you know, I
14 frankly don't hold out a whole lot of hope that
15 anything would really happen if we did that, frankly,
16 you know. I mean it's just the facts.
17 MR. WEED: I don't -- I don't have a --
18 COUNCILMEMBER ROCHE: I know. It's not --
19 MR. WEED: -- great deal of faith --
20 COUNCILMEMBER ROCHE: -- against you.
21 MR. WEED: -- in human nature, but then if I
22 did, I wouldn't have become a lawyer. We have laws
23 and religion because we can't trust ourselves, but
24 that's -- that's my opinion.
25 However, I got a question for Scott, which

Page 117

1 is, do you think if we did 1 and 6 as modified and you
2 had catastrophic incident where the principal
3 structure burns, the remaining accessory uses are
4 there or you lost three of the seven and you want to
5 put back three of the seven, would that be covered by
6 the current variance procedure or would I need to
7 write a new appeals procedure just to deal with this
8 issue?
9 I don't --
10 MR. HAEBERLIN: I don't think it would be --
11 you know, really, variances are to be such extra-
12 ordinary circumstances. And I'm not saying this
13 council, but previous councils have used them like
14 just a blanket, you know, and almost like creating new
15 districts. And that's kind of scary to me, because if
16 you don't like what R-1 says, you need to rewrite R-1,
17 not vary it. You know, varying the lot width, varying
18 the lot depth, varying the lot size, varying the front
19 setback, the side; you know, you're just basically
20 obliterating the district.
21 And you have districts that allow clustering
22 and you have a conservation subdivision, I believe, on
23 the book, so you have some aberrations of what exist
24 today.
25 I just don't think that it's going to be

Page 118

1 defensible under the criteria we have today on
2 variances.
3 MR. WEED: What I should recommend -- I mean
4 I shouldn't say I would recommend this, but if we go 1
5 and 6 as you suggested, I'd need to write some more
6 legislation that dealt with a catastrophic incident
7 and some sort of appeals process, too, which I can do.
8 COUNCILMEMBER ROCHE: It doesn't have to be
9 a whole long thing. It can be a paragraph.
10 MR. HAEBERLIN: I think Murray would be --
11 MR. WEED: It's the objective standards --
12 MR. HAEBERLIN: Yeah.
13 MR. WEED: -- that we have to come up with,
14 because you can't pick and choose who you're going to
15 let do these. You've got to apply a certain set of
16 objective, clearly ascertainable standards to the
17 facts to make a decision.
18 COUNCILMEMBER BATES: Could you be as simple
19 as catastrophic is eligible for an appeal for replace-
20 ment and voluntary replacement is not?
21 MR. WEED: Yes. Then we'll have to define
22 what is a catastrophic incident and then we'll have to
23 get into whether it's catastrophic for the principal
24 structure or the accessory uses, one or the other or
25 both.

Page 119

1 COUNCILMEMBER ROCHE: But didn't we --
2 MR. WEED: But yes.
3 COUNCILMEMBER ROCHE: Aren't we doing --
4 MR. WEED: There's a lot more to it than
5 that, but yes, we can do that.
6 COUNCILMEMBER ROCHE: Aren't we doing that
7 anyway as far as the footprint thing we talked about
8 before where if you currently have a 900-square-foot
9 house and you lose your house and you want to be
10 restored to your original house?
11 MR. HAEBERLIN: But we didn't say the same
12 exact configuration. We said if you had 900 square
13 feet, you've got to put 900 square feet back somehow.
14 COUNCILMEMBER ROCHE: Right.
15 MR. HAEBERLIN: In some configuration.
16 COUNCILMEMBER ROCHE: But we say when that
17 happens.
18 MR. HAEBERLIN: When that happens.
19 COUNCILMEMBER ROCHE: We define what a
20 catastrophic event is in that --
21 MR. HAEBERLIN: Yes.
22 COUNCILMEMBER ROCHE: -- part of it.
23 MR. WEED: Yes.
24 COUNCILMEMBER ROCHE: So it's already there.
25 MR. WEED: Well, I don't think we can

Page 120

1 directly relate that to the accessory uses. But we
2 can do it to the structure, yes.
3 But then with regard to when you get to keep
4 your seven uses or when you don't, you know, if three
5 of them burn down and four remain, do you get to put
6 somewhere on the lot? You know, because we've still
7 got to address that issue sooner or later.
8 MR. HAEBERLIN: On the accessory, I get real
9 concerned that you would build back a new principal
10 structure that doesn't meet the distance requirements
11 from the accessory structure.
12 I'll tell you this: Like use an example of
13 a fire. If the firemen come and the house is on fire
14 and the sheds are on fire, they're going to save the
15 house first. All the sheds are going to burn down.
16 Okay?
17 So to me, regulating the distance from the
18 principal structure -- the new principal structure to
19 the accessory structures is more of a concern than
20 what is the distance between each one of them, because
21 if there's a catastrophic incidence and it's fire,
22 they're going to save the principal structure.
23 They're not going to worry about the sheds. If they
24 go, they go.
25 So I would be more in favor if that new

Page 121

1 construction allowing those seven to remain still
2 retained the distance requirements from the principal
3 to the accessory; in other words, you don't get the
4 benefit of now building a house closer to your
5 existing accessory structures. You should design that
6 house to be away from them 20 feet.
7 So I mean that's just -- that's my philo-
8 sophical concept on that is that, you know, we're
9 allowing people to move houses closer to the street,
10 so you should have more space to be further away from
11 your accessory structure.
12 COUNCILMEMBER ROCHE: Well, then, could it
13 say, you know, in a catastrophic, which we've already
14 supposedly defined elsewhere, as long as it meets the
15 -- not the number of accessory structures but the
16 other --
17 MR. HAEBERLIN: Distance.
18 COUNCILMEMBER ROCHE: -- rules and distance
19 and all that other stuff?
20 MR. WEED: Sure.
21 COUNCILMEMBER ROCHE: Well, that would be a
22 variance if they wanted to change that; right?
23 MR. WEED: But --
24 MR. HAEBERLIN: Correct.
25 MR. WEED: And bear in mind, though, that

Page 122

1 they might -- when the building is reconstructed,
2 these folks might very well lose some number of their
3 seven original accessory structures.
4 MR. HAEBERLIN: Uh-huh.
5 COUNCILMEMBER ROCHE: Right.
6 MR. WEED: And if you're okay with that, I
7 can write that.
8 COUNCILMEMBER ROCHE: I can live with that.
9 MR. HAEBERLIN: And there are certain acces-
10 sories I think you'd want to keep. If you had a
11 $40,000 swimming pool and a pool house and your house
12 burned down, you're going to keep that. But if you
13 had let's say a $500 shed from Home Depot and it
14 happened to be over the allotment, you may not be as
15 upset about losing that. I mean you certainly might
16 be upset, but, you know, it's the investment in
17 certain accessory structures that would be a key
18 concern because if my investment in those accessory
19 structures is substantial, I'm probably going to argue
20 more to keep them.
21 COUNCILMEMBER BATES: And we're really
22 talking about a very small percentage.
23 COUNCILMEMBER ROCHE: That's the --
24 COUNCILMEMBER FLEMING: Yeah, exactly.
25 COUNCILMEMBER ROCHE: -- other thing.

Page 123

1 COUNCILMEMBER BATES: We're quibbling over
2 three percent? two percent?
3 MR. HAEBERLIN: It's out there. The abuses
4 are more -- there are more -- less numbers with more
5 abuses is what I'm trying to say. So it's not all
6 over the place. It's just a certain amount of people
7 that are way over the thresholds.
8 COUNCILMEMBER BATES: Right. I am perfectly
9 fine with 1 and 6 with an appeal under a catastrophic.
10 MR. WEED: And the building back would be
11 judged between distances from the build-back to the
12 principal structure?
13 COUNCILMEMBER ROCHE: Right, and -- and --
14 yeah.
15 MR. HAEBERLIN: And all the -- are you going
16 to include --
17 COUNCILMEMBER ROCHE: And all those rules
18 are still --
19 MR. HAEBERLIN: -- all other R-1 dimensional
20 requirements such as --
21 COUNCILMEMBER FLEMING: Yes.
22 MR. HAEBERLIN: -- impervious and all that
23 stuff?
24 COUNCILMEMBER ROCHE: Right.
25 COUNCILMEMBER FLEMING: Yes. I agree.

Page 124

1 COUNCILMEMBER BATES: I think you do.
2 COUNCILMEMBER ROCHE: Yeah.
3 COUNCILMEMBER ALEXANDER: But I also want
4 the rules to apply to new construction on old lots.
5 COUNCILMEMBER ROCHE: Right.
6 COUNCILMEMBER BATES: The new rules apply to
7 new construction --
8 COUNCILMEMBER ALEXANDER: Yes.
9 COUNCILMEMBER BATES: -- on old lots.
10 If you voluntarily tear down your house, you
11 don't get -- you've deemed yourself vulnerable for all
12 the new rules that come in.
13 COUNCILMEMBER ROCHE: Right.
14 MR. HAEBERLIN: So you can't have no more
15 than three.
16 MR. WEED: No more than three.
17 COUNCILMEMBER BATES: Assuming that --
18 MR. WEED: So you're going to have to remove
19 something.
20 COUNCILMEMBER BATES: Yeah. Assuming that
21 one of them is a garage.
22 COUNCILMEMBER SPANGLER: Detached garage.
23 COUNCILMEMBER BATES: Yeah.
24 COUNCILMEMBER ROCHE: So given that, would
25 we make a motion now or have the public hearing first

Page 125

and then have the motion?
MR. WEED: I think you should have the public hearing and then we'll make a motion.
COUNCILMEMBER FLEMING: On the whole document?
MR. WEED: Well, what would be better -- and I hate to put this off one more time, but I would like to give you another draft where you actually have a real draft in front of you, and then you can insert that into the document at all.
And obviously, based upon your comment, Councilman Fleming, you have other comments about that.
COUNCILMEMBER FLEMING: I just have one -- I only have one question.
MR. WEED: -- the other parts of the ordinance, which we're here to do.
COUNCILMEMBER FLEMING: So are we through with the accessories?
MR. HAEBERLIN: I --
COUNCILMEMBER FLEMING: I --
MR. HAEBERLIN: Yeah. I would tend to agree with Mr. Weed. I'll tell you why. I want you to be able to read his new proposal with Section 601 --
COUNCILMEMBER ROCHE: Right.

Page 126

MR. HAEBERLIN: -- to make sure there's no further conflicts. And I know we're delaying this, but right now, since it's been so involved and we want to make it as perfect as possible, let's be able to read those two in tandem.
If we need to hold public hearings tonight because they're advertised, then we'll do it.
COUNCILMEMBER BATES: Right.
MR. WEED: And what we have been doing, it's been our kind of practice that it's just recess the meeting to another date certain, and have the public hearing.
MR. HAEBERLIN: And you still have September 28th.
MR. WEED: Almost on all these zoning ordinances that we've actually encountered, we've had public hearings four times, so --
COUNCILMEMBER BATES: Well, there's been some substantive changes to this document that I'd like to see in a --
COUNCILMEMBER ALEXANDER: We need a clean copy.
MR. HAEBERLIN: I agree.
COUNCILMEMBER BATES: -- clean, written form before I --

Page 127

MR. HAEBERLIN: I totally agree.
COUNCILMEMBER ROCHE: Is the Planning Commission going to be meeting any time --
When is the next Planning Commission meeting?
MR. CRAWFORD: I don't know.
MR. HAEBERLIN: Be the next month. It would be the --
COUNCILMEMBER ROCHE: Next month.
MR. HAEBERLIN: The -- I think the second week is the Thursday after your regular meeting.
MR. CRAWFORD: As long as we have work, right?
MR. HAEBERLIN: Yeah.
They did not have much work.
COUNCILMEMBER ROCHE: But it's not going to be before the 28th of September?
MR. HAEBERLIN: No. There's nothing planned right now, because they didn't really have anything to review because you guys got a little far behind, and I didn't --
COUNCILMEMBER ROCHE: I understand.
MR. HAEBERLIN: -- want them to waste a meeting.
COUNCILMEMBER ROCHE: I mean laws or no

Page 128

laws, I would --
COUNCILMEMBER ALEXANDER: The Planning Commission?
COUNCILMEMBER ROCHE: -- I would personally welcome any comments from the Planning Commission on these.
MR. CRAWFORD: Well, we already gave our feedback.
COUNCILMEMBER ROCHE: No. I understand. But we've made --
COUNCILMEMBER FLEMING: But what about --
COUNCILMEMBER ROCHE: -- some changes since then.
COUNCILMEMBER FLEMING: -- the corrections that we're making?
MR. CRAWFORD: Right.
Scott, do we need to go back through these changes?
MR. HAEBERLIN: That's a determination of the attorney.
MR. WEED: It's not required. The Council could completely rewrite the ordinance --
MR. HAEBERLIN: Yeah.
MR. WEED: -- meeting night despite whatever the Planning Commission said.

Page 129

1 MR. HAEBERLIN: I did want everybody to
2 notice that we did -- when we did my action report
3 with the Planning Commission; Mr. Howe assisted me --
4 and we did put these ordinances up on the City web
5 site under our action report from the Planning
6 Commission, telling the public what did the Planning
7 Commission say. Then they could go down, drop down to
8 all these ordinances and review them, so --
9 COUNCILMEMBER ROCHE: I wish -- I would like
10 for them to be a little more easy to find. I mean I
11 looked and looked and looked and couldn't find them
12 until you told me where they were, and if I had a hard
13 time finding them sitting here -- I would just like
14 them more on a front page of the web site instead of
15 buried in a --
16 MR. HAEBERLIN: We can certainly try. I
17 mean if you would like for me to load Mr. Weed's new
18 draft onto the City web site --
19 COUNCILMEMBER ROCHE: Absolutely.
20 MR. HAEBERLIN: -- before that time frame,
21 we could do that.
22 COUNCILMEMBER ROCHE: That's what -- the
23 Council voted unanimously to begin doing that some
24 time ago, so we need to start doing that. Thank you.
25 MR. HAEBERLIN: September 28th is our next

Page 130

1 meeting; right?
2 COUNCILMEMBER BATES: Yes.
3 MR. HAEBERLIN: Okay. 6:30.
4 And recall again, that agenda's getting
5 really heavy, so I just keep trying to be cautious
6 about that.
7 COUNCILMEMBER BATES: Well, there might be
8 one less.
9 COUNCILMEMBER ROCHE: Yes. Hopefully, we
10 can --
11 COUNCILMEMBER FLEMING: So may I address one
12 more item?
13 MR. WEED: Yes, ma'am.
14 COUNCILMEMBER FLEMING: To further define my
15 scenario of my e-mail, if I enclose my carport, which
16 I am going to be allowed to do, for the parking
17 requirements in (g), I would have to provide, then, a
18 single-car carport and one paved parking space.
19 MR. HAEBERLIN: Well, you have any of those
20 options.
21 COUNCILMEMBER FLEMING: No, no, no, no. I
22 know. But the other options get bigger.
23 So in other words, if I enclose my carport.
24 MR. HAEBERLIN: On a pre-existing lot-of-
25 record house, yes.

Page 131

1 COUNCILMEMBER FLEMING: Correct.
2 I would then have to construct a single-car
3 carport and have one paved parking space.
4 MR. HAEBERLIN: That's one of your options,
5 but you also remember we added two parking spaces 9 x
6 20 and 180 square feet in area which is paved. So
7 that's one of your options.
8 You could build a two-car carport, you can
9 have a two-car garage. You can have a one-car
10 carport, you can have a one-car garage, both those
11 options with one parking space but you can also have
12 two parking spaces.
13 COUNCILMEMBER FLEMING: Okay. Where?
14 MR. HAEBERLIN: So you made that --
15 COUNCILMEMBER BATES: Ms. Fleming, we added
16 that in.
17 MR. HAEBERLIN: We added that, and I'm just
18 keeping track of those notes.
19 COUNCILMEMBER BATES: Yeah, we did. We
20 added two spots that are paved, or a single-car
21 carport and one paved --
22 MR. HAEBERLIN: And I think you --
23 COUNCILMEMBER BATES: -- spot or --
24 MR. HAEBERLIN: -- might have brought that
25 up, yeah.

Page 132

1 COUNCILMEMBER ALEXANDER: I brought it up
2 and then Pam --
3 MR. HAEBERLIN: Or maybe it was --
4 COUNCILMEMBER ALEXANDER: -- agreed with me
5 because --
6 MR. HAEBERLIN: -- Brian. I don't know. It
7 was one of them.
8 COUNCILMEMBER ALEXANDER: -- we have homes
9 in Oakcliff that have no carport and no garage.
10 MR. HAEBERLIN: Correct.
11 COUNCILMEMBER ALEXANDER: Just a driveway by
12 the side of the house.
13 MR. WEED: None of the changes have been
14 made yet because we never -- we never got that far.
15 We talked about them and you agreed upon
16 them but I haven't done any draft with all the
17 encapsulating --
18 COUNCILMEMBER ROCHE: Correct.
19 MR. WEED: We made about 20 changes, so --
20 COUNCILMEMBER FLEMING: Well, see, I went by
21 version 3.
22 MR. WEED: Right.
23 COUNCILMEMBER BATES: Yeah.
24 COUNCILMEMBER FLEMING: Were we on version 3
25 last time?

Page 133

COUNCILMEMBER BATES: Yes.
COUNCILMEMBER ALEXANDER: Yes.
COUNCILMEMBER FLEMING: Oh, okay. My mistake, because I was working off of version 2. My mistake.
COUNCILMEMBER BATES: Yeah.
COUNCILMEMBER ALEXANDER: Yeah, and I just made notes in my handwriting.
COUNCILMEMBER FLEMING: Okay. So enclosing a carport.
COUNCILMEMBER BATES: Two paved spots.
COUNCILMEMBER FLEMING: Two paved spots. They could be underneath the carport?
COUNCILMEMBER BATES: You wouldn't need to have a carport.
MR. HAEBERLIN: You wouldn't need to have a carport. You could have them outside.
COUNCILMEMBER FLEMING: Okay.
COUNCILMEMBER BATES: As long as your driveway was long enough to accommodate the space requirements for two spots.
MR. HAEBERLIN: And we have a width requirement in the building code on driveways that would certainly allow you to have two parking spaces.
COUNCILMEMBER FLEMING: Okay. Thank you.

Page 134

So are we hearing comments now or are we going to wait?
MR. HAEBERLIN: Whatever you'd like to do.
MAYOR JENKINS: Do you want to go ahead and have --
MR. WEED: I'd recommend at this point you probably just recess this to a definite date certain, I guess September 28th, and then at that point you'd have the actual public hearing.
And hopefully between now and then, hopefully tomorrow, I'll get these things -- I'll get some more language drafted and we'll try to get you a quote/unquote clean copy of the ordinance. It might actually end up being Wednesday because you guys have made a lot of changes, so --
COUNCILMEMBER ROCHE: I still think that if anyone that's been sitting here waiting all this time wants to make a public comment, we should give them the opportunity.
MR. WEED: That's always up to the Council.
MAYOR JENKINS: That's fine with me.
Anybody for the changes we just talked about?
You don't have to.
MR. ANDERSON: I'll make it brief.

Page 135

I agree a hundred percent with the infill new rule, and I'll be looking forward to seeing the catastrophic allocations, as it were, so you can build a house bigger than 900 square feet.
And the other thing that I really wanted to say was I signed up for the Doraville web site for these kind of things, and we're talking about letting people know things. I and a bunch of people have signed up for this. Why not just broadcast these things --
COUNCILMEMBER ROCHE: Right.
MR. ANDERSON: -- like the ONA and NNA and Early News instead of -- because I don't know to go look for them, or if I'm looking for something, I couldn't find it or I can't find.
But if you just start broadcasting this stuff, sending it, then a bunch of people will know, and relative to your getting comments back, the people that do have computers and have signed up for our web site will then -- we'll get a shotgun message, and then you might get some. I don't know.
MR. HAEBERLIN: Yeah. Well, there have been -- I mean, you know, there have been various opinions about sending stuff to these privately-held web sites, and some Council members have different opinions on

Page 136

that. I have no problem if the Council agrees to it, but you're going to have to remember: I don't want to look like we're being preferential.
COUNCILMEMBER ROCHE: That's not what we're changing.
MR. ANDERSON: No. Yeah. I apologize that. I didn't mean that at all. Just our web site, our local -- our City web site. Send these out to the people that have signed up for our web site. Not to send out to ONA or NNA. But I've signed up for the thing, and when I -- I don't get information, so I re-sign up and it says, "You're already signed up." And I say, "Well, you know, give it, send it."
But yeah, I'm not advocating sending to ONA and that.
MR. HAEBERLIN: Yeah. I didn't know that people actually signed up for the web site.
MR. ANDERSON: Apparently some have.
COUNCILMEMBER FLEMING: But I wouldn't necessarily send all these things via e-mail to everybody that's on -- that has signed up.
MR. ANDERSON: Maybe headings.
COUNCILMEMBER FLEMING: But you could do, "Correction to ordinance number 903. If you're interested in this item, you can find this on

Page 137

1 government issue --"
2 COUNCILMEMBER BATES: We can just provide
3 the link to where it is --
4 COUNCILMEMBER ROCHE: Provide the link.
5 COUNCILMEMBER BATES: -- on our web site.
6 COUNCILMEMBER FLEMING: Correct, yeah, and
7 link it to that.
8 MR. ANDERSON: And basically just a sentence
9 of what it is, what it's referring to, you know.
10 COUNCILMEMBER ROCHE: Right.
11 COUNCILMEMBER FLEMING: Yeah. I wouldn't
12 send --
13 MR. ANDERSON: No. I agree.
14 MR. HAEBERLIN: We do have so much stuff on
15 there now, I'll tell you, it's more confusing than
16 ever because there's so much -- there's so much
17 activity that's been posted, and it may be that we
18 need to offload some stuff.
19 And I agree. There's so much stuff there
20 now, if you search under "ordinances," you'll be
21 looking at 50 some odd headings before you find it.
22 You probably just need to do some cleaning.
23 But once we get MUNI Code straightened out,
24 we'll certainly have an opportunity to take all that
25 junk off. It'll look more topical because you'll only

Page 138

1 get a few new things all the time. And I won't have
2 any of that old stuff posted. It'll be in MUNI Code.
3 MR. ANDERSON: And I have no privies in my
4 back yard.
5 MAYOR JENKINS: Anybody else for?
6 - - -
7 (No response)
8 - - -
9 MAYOR JENKINS: Anybody against?
10 - - -
11 (No response)
12 - - -
13 COUNCILMEMBER BATES: Make a motion to
14 postpone until September 28th.
15 COUNCILMEMBER ROCHE: Second.
16 MAYOR JENKINS: Call the roll.
17 CLERK BLACKMON: Councilmember Alexander?
18 COUNCILMEMBER ALEXANDER: Yes.
19 CLERK BLACKMON: Councilmember Bates?
20 COUNCILMEMBER BATES: Yes.
21 CLERK BLACKMON: Councilmember Fleming?
22 COUNCILMEMBER FLEMING: Yes.
23 CLERK BLACKMON: Councilmember Pittman?
24 COUNCILMEMBER PITTMAN: Yes.
25 CLERK BLACKMON: Councilmember Roche?

Page 139

1 COUNCILMEMBER ROCHE: Yes.
2 CLERK BLACKMON: Councilmember Spangler?
3 COUNCILMEMBER SPANGLER: Yes.
4 MR. HAEBERLIN: That was 903.
5 Are we going to do the same thing on 601 or
6 are we going to --
7 COUNCILMEMBER FLEMING: Yes.
8 MR. HAEBERLIN: -- discuss 601 first, or how
9 do you want to handle that?
10 We've got two more -- 601, and 1501, too.
11 COUNCILMEMBER BATES: On 601, page 4, it's
12 going to be the second paragraph, that starts with
13 "Commercial," fourth sentence from the bottom of that
14 paragraph, that begins with "The dumpster enclosure,"
15 I'm going to ask that we strike that until we finish
16 or reference -- ask that we reference the dumpster
17 ordinance or something, because I'm not with you yet
18 on this one.
19 MR. HAEBERLIN: As long as you're aware that
20 unless the zoning code addresses specifically
21 dumpsters as an accessory use and provides me an out,
22 I will have no ability -- and we have a lot of
23 shallow-depth lots where I mean I have come up with
24 every creative thing I can possibly think of to help
25 these people, but there are a lot of people that are

Page 140

1 just never going to be able to have a dumpster, and,
2 for a restaurant, it's a requirement.
3 So the reason I put that in there is because
4 I'm having people come to me all the time where they
5 have three road frontages and no place to put a
6 dumpster.
7 COUNCILMEMBER BATES: Okay. Then let me be
8 more clear, then. I want to address the brick and/or
9 stone requirement that's in there.
10 I'm with you on dumpster enclosures but I'm
11 not with you -- yeah, I'm not with you yet on
12 requiring it of brick and stone for an existing.
13 New? Yes. I have no problem there.
14 Existing? There's some work to do with me.
15 MR. HAEBERLIN: Okay. So noted.
16 COUNCILMEMBER ALEXANDER: And I had some
17 questions on brick and stone for new ones, so -- Are
18 you just going to remove?
19 MR. WEED: So how do you want it to read?
20 The dumpster enclosure, and that's it? I mean --
21 What's the wording, Scott?
22 COUNCILMEMBER BATES: Well, what -- I guess
23 what's the -- what's the --
24 COUNCILMEMBER FLEMING: Well, the dumpster
25 enclosure shall be determined to be architecturally

Page 141

1 compatible with the principal structure by the City
2 Planner or his designee.
3 MR. WEED: Okay.
4 MR. HAEBERLIN: That's --
5 COUNCILMEMBER ROCHE: Okay. You're talking
6 about page 4, right?
7 COUNCILMEMBER BATES: Yeah.
8 MR. WEED: Yes. I mean you can do it that
9 way, but I think you just gave him unlimited
10 discretion --
11 MR. HAEBERLIN: Well --
12 MR. WEED: -- because he's got to apply a
13 standard to it.
14 MR. HAEBERLIN: Yeah. The thing I'm
15 concerned about is the dumpsters in the front setback
16 are not as big a problem if they're of a high quality
17 construction. When they're fencing, they don't last
18 very well and they get destroyed very quickly.
19 And my visionary to this is that the brick
20 and stone would be a platform for the renovation of
21 the remainder of the facility at some point. As you
22 know, we've got a lot of stuff 30 or 40 years ago that
23 they've never put a building permit on it because
24 they've never done anything to it. It's just the way
25 it is.

Page 142

1 And kind of the allowance or the give-me is
2 if you're going to put it in front, then it should be
3 at the highest construction standard and aesthetic
4 presence. If you want to change that to brick or
5 stone or even say, you know, CMU units or faced with
6 stucco, but I think you need something better than
7 just a residential grade fence that you could go to
8 Home Depot and buy for $26 apiece and hook them
9 together.
10 COUNCILMEMBER BATES: This is -- this
11 requirement is assuming that there is no other
12 location for it to go. It can't go in the back, it
13 can't go in the side.
14 MR. HAEBERLIN: Absolutely.
15 COUNCILMEMBER BATES: The only place for it
16 is in the front.
17 MR. HAEBERLIN: That's it. And that's what
18 we tried to discuss in the dumpster enclosure, you
19 know, ordinance that we previously looked at.
20 I have gone out to some sites, for example,
21 Northwoods Plaza. I hate to pick on them. But there
22 is a location there that one could be put at, but it
23 is solidly in the front setback, and if you're sitting
24 on Shallowford Road, you're going to be looking at it.
25 So I'm looking at situations like that where

Page 143

1 because the post development represents no places or
2 very little places to put them. If we're going to
3 allow them out front, we're going to make them really
4 a feature. And it may very well be that there are
5 many locations in the city that I -- as I proposed
6 under the dumpster ordinance, that exemptions are
7 granted.
8 But I think we've got some areas where we're
9 continuously having problems. I mean I'm telling
10 people, "Look. It's an accessory structure. Right
11 now, the only thing you can do is attach it to the
12 principal structure, meet the building setbacks, and
13 then I have no problem with it."
14 And a lot of these properties, they don't
15 want to do that. Restaurants generally don't want to
16 attach the dumpster enclosure to the restaurant
17 because of the vermin issue.
18 And so I'm still struggling with this every
19 day as people come to me with dumpster, you know,
20 building permit applications. And I'm finding lots of
21 properties with two or more public road frontages,
22 which means they have no rear yard and no side yard
23 and so it has to be in a front yard, and so that's why
24 some of that language was crafted that way.
25 COUNCILMEMBER BATES: I understand. I just

Page 144

1 have a real challenge with us telling an existing
2 property owner that you're going to need -- I've now
3 had a business owner give me what they deem to be a
4 qualified quote, the cheapest qualified quote, and it
5 was $14,000.
6 COUNCILMEMBER ROCHE: Right.
7 MR. HAEBERLIN: That doesn't surprise me.
8 I'll be honest with you.
9 COUNCILMEMBER BATES: I just have a real
10 issue in the economic conditions that we're in today
11 of telling one or 30 or 80 business owners, "Go out
12 and invest -- You know, you're a small business,
13 you're a restaurant and you're struggling to stay
14 alive. Go out and invest 15 grand to build a nice,
15 you know, dumpster."
16 MR. WEED: Scott, we still have the existing
17 dumpster ordinance; right?
18 MR. HAEBERLIN: We do.
19 MR. WEED: Well, just refer to that and
20 leave it at that.
21 MR. HAEBERLIN: Yeah. I mean --
22 MR. WEED: They could plant trees around it
23 and they could do whatever they can do currently.
24 MR. HAEBERLIN: Well, yeah. I mean it --
25 And like I said, I think that has had

Page 145

1 limited results. It's not had very good results.
2 COUNCILMEMBER BATES: I hear both of your
3 concerns very clearly.
4 MR. WEED: I don't have any concern. I'm
5 just trying to --
6 MR. HAEBERLIN: Yes, you do.
7 MR. WEED: This is up to you. I mean my
8 opinion concerns --
9 COUNCILMEMBER ROCHE: I understand.
10 MR. HAEBERLIN: I'm kidding.
11 MR. WEED: -- the current ordinance is
12 enforceable. Let's just refer to the current
13 ordinance.
14 COUNCILMEMBER BATES: I hear both of your
15 comments very clearly and I understand and appreciate
16 them.
17 MR. HAEBERLIN: Could we say new construc-
18 tion on that one?
19 COUNCILMEMBER BATES: New, I have -- I have
20 no --
21 COUNCILMEMBER ALEXANDER: No.
22 COUNCILMEMBER BATES: -- issue.
23 COUNCILMEMBER ALEXANDER: Yes, you do.
24 Because you are not allowing, for example, a
25 franchise to come into this city, that has existing

Page 146

1 construction specifications. You're dictating some-
2 thing that could possibly deviate from their corporate
3 guideline.
4 MR. HAEBERLIN: I'm going to tell you, I'm
5 going to respectfully disagree with that. In 15
6 years, I've gotten every single chain in the United
7 States to comply with conditions of zoning require-
8 ments or city codes. If you tell them all brick --
9 MR. WEED: They will do it.
10 MR. HAEBERLIN: -- they will do it.
11 MR. WEED: I've done it a thousand times.
12 If you have an architectural design ordinance, they
13 will comply.
14 COUNCILMEMBER ALEXANDER: I know that,
15 Mr. Weed, because you are proud to be for the gover-
16 nment, and we are the supreme being and we can do
17 whatever we want.
18 MR. WEED: I'm just telling you it's legal.
19 COUNCILMEMBER ALEXANDER: But we want to
20 encourage new businesses to come in here, and I don't
21 want to add an additional expense, and they'll be the
22 only one in the state that has a different dumpster
23 enclosure.
24 I don't know that you would accept
25 Chick Fil-A's dumpster enclosure under your new

Page 147

1 proposed standards.
2 MR. HAEBERLIN: I will be honest with you.
3 Chick-Fil-A would not build that facility back the way
4 it is today. Their prototype is a brick facility.
5 They would not build that back.
6 COUNCILMEMBER BATES: And Ms. Alexander,
7 I'll disagree with you. Chamblee was able to get
8 Wal-Mart to concede to a number of different changes
9 in order to build the Wal-Mart in the city of
10 Chamblee.
11 I personally -- And I respect your opinion.
12 I personally don't have an issue with new construction
13 being required and of some standards. I just have a
14 real big issue with an existing business owner.
15 MR. HAEBERLIN: And remember, that was only
16 to help those people that really had this bizarre
17 situation.
18 I mean technically if you're not a
19 restaurant, you could remove your dumpster and say,
20 "Bye-bye, City. I'm not dealing with you anymore. I
21 don't have a dumpster." Okay? You could. Or you
22 could find a place in the side or rear yard right now
23 and you wouldn't have to comply with this.
24 The only thing I was just trying to do is
25 provide some positive benefit. For example -- I guess

Page 148

1 the Meineke down here is a good example. It has no
2 place to put one. It just doesn't.
3 And some people just said, "Look. I'll just
4 tear down what I've got and take the dumpster away."
5 Well, if they're not a restaurant, they can do that.
6 You know, they may have built something without a
7 permit. That's pretty common.
8 COUNCILMEMBER BATES: Well, and we're giving
9 examples. Fast Printing right up here at King and New
10 Peachtree.
11 MR. HAEBERLIN: Okay.
12 COUNCILMEMBER BATES: They abut or front New
13 Peachtree and King Street. There is no rear because
14 there's a building behind them, so they've got three
15 dumpsters that are on the side, the King Street side.
16 So there's no place for them to go in the back. And
17 because they've got three units and they're a printing
18 business, they have lots of waste, their estimate's
19 going to be closer to $30,000 on building a dumpster
20 enclosure.
21 MR. HAEBERLIN: And I do agree we've got
22 some very unique post development situations. I mean
23 I've encountered a lot more here. And we could
24 certainly think this through, I mean. I'm just
25 putting a notation to think about this and have the

Page 149

1 ability to respond to you further.
2 COUNCILMEMBER BATES: Thank you.
3 MR. HAEBERLIN: And it may very well be --
4 If you've got some really unique situations you can
5 think of, let me know. The only one I've dealt with
6 thus far has been Waffle House.
7 COUNCILMEMBER BATES: That's one you can
8 reference.
9 COUNCILMEMBER ROCHE: Okay. But what we're
10 saying, then, is that on page 4 it would say the
11 dumpster enclosure shall meet the current --
12 MR. WEED: Yeah. All I have right now would
13 be --
14 MR. HAEBERLIN: City dumpster ordinance.
15 MR. WEED: Yeah. The dumpster ordinance.
16 Shall be constructed as set out in the -- what? Is it
17 called the dumpster ordinance? What is it called?
18 MR. HAEBERLIN: It has a number and all.
19 I'll find --
20 MR. WEED: I was looking through --
21 MR. HAEBERLIN: -- that number for you.
22 MR. WEED: -- the accessory use section and
23 couldn't find it.
24 MR. HAEBERLIN: It's a standalone building
25 regulation, Murray.

Page 150

1 MR. WEED: Okay.
2 MR. HAEBERLIN: I'll find you a number for
3 it.
4 COUNCILMEMBER ROCHE: Except for new con-
5 struction.
6 MR. WEED: I'll find it.
7 And then it would say something like the
8 dumpster enclosure shall be constructed as set out in
9 section blah-blah-blah. It would be section five dash
10 whatever, period, and that would be put: however,
11 dumpster enclosures shall be constructed of brick or
12 stone, blah-blah-blah, for --
13 COUNCILMEMBER ROCHE: New construction.
14 MR. WEED: -- new construction, something
15 like that.
16 COUNCILMEMBER FLEMING: No. I want to go
17 back to the new construction, and the reason being is
18 that if it's visible, the dumpster itself -- I just
19 want to throw this out -- that if it's a new
20 construction, a new building that they've constructed,
21 and they've got to do a dumpster enclosure, I would
22 think that they would try to coordinate their
23 building, however they're constructing their building,
24 and their dumpster enclosure would match whatever
25 their new building would be.

Page 151

1 MR. HAEBERLIN: Some would do that, but I
2 will tell you that most -- if you don't have a
3 regulation, they're going to build the cheapest thing
4 they can. Okay? You have no architectural guidelines
5 here right now. So for right now, anyone that comes
6 in could build anything they want to. So they build a
7 concrete block building. They can build -- the
8 cheapest thing they could build would be a wood
9 enclosure.
10 And remember, with architectural guidelines
11 and going back to Maria was talking about the
12 regulation of chains, again, in most jurisdictions
13 chains don't get what their -- I call it a jobber.
14 That's the cheapest building that -- it's the cheapest
15 building that the chain can build. It's called a
16 jobber. Okay? And when you build a jobber, you go
17 into a community with no zoning.
18 And so all these communities that have, you
19 know, gas stations with pitched roofs and dormers and
20 all this great stuff have some sort of architectural
21 criteria or the building was rezoned. And if you go
22 into most communities, you're not seeing the jobber
23 anymore because most communities are providing
24 necessary regulations that create something unique and
25 different for them.

Page 152

1 So why would I come to Doraville to go to --
2 let's just pick something; I don't know -- the BP gas
3 station when the BP gas station in Chamblee looks
4 exactly the same? So you're creating some sort of
5 identity for yourselves because you don't have any
6 historic framework of a downtown district and the only
7 thing you can do at this point is create identity.
8 The way you'll create identity in this limited 3.6
9 square miles is an architectural code.
10 And if you're going to agree with every
11 chain construction method, Doraville will look exactly
12 like every other place that is out three hours from
13 downtown Atlanta where they build the jobber. They
14 build the cheapest thing they can build.
15 COUNCILMEMBER ROCHE: But in this particular
16 case, I don't think anyone's arguing with you. I
17 think all we're saying is that that's fine and we need
18 to address all that but we shouldn't make existing
19 businesses have to go out and lay out serious money to
20 stay in business. That's all.
21 COUNCILMEMBER FLEMING: No. I was talking
22 about the new businesses, but that's quite all right.
23 I agree.
24 COUNCILMEMBER ROCHE: As far as new
25 businesses, absolutely, you know, we need the

Page 153

1 architectural standards and all.
2 I mean that's I think where we were going,
3 isn't it, Councilman Bates?
4 COUNCILMEMBER FLEMING: Yeah.
5 COUNCILMEMBER BATES: I'm there.
6 MR. HAEBERLIN: I mean I'll tell you --
7 COUNCILMEMBER ROCHE: Now that we're here,
8 let's move on.
9 MR. HAEBERLIN: -- in the last week, if I
10 had had the option to go in the City Code, as the city
11 planner, to tell the person, "If you build that out of
12 brick and stone, you can have it right there," the
13 person could have said, "Okay. I'll build it out of
14 brick and stone," reapplied and gotten the permit.
15 Right now, they're sitting out there
16 floating because they can't do anything now. They
17 have no place to put a dumpster beside the front
18 setback and they have to have a dumpster because
19 they're a restaurant, and that's where I'm in the
20 quandary. In their situation, they might be happy to
21 build a brick enclosure because they just want to be
22 through with this.
23 COUNCILMEMBER BATES: Well, can't they
24 voluntarily do that?
25 MR. HAEBERLIN: They could, but I don't have

Page 154

1 any ability right now to locate the accessory struc-
2 ture in the front setback. I would be violating the
3 City Code of Ordinances if I allowed that, and I
4 can't.
5 So I have no exemption. I have no ability
6 to help this particular situation which is not unlike
7 lots of other situations in the city.
8 So right now, they could come to you and
9 apply for a variance. That's really all they could
10 do.
11 COUNCILMEMBER BATES: So 601 as it sits
12 right now does allow for a front setback for a
13 dumpster.
14 MR. HAEBERLIN: Well, that's why I was
15 trying to write that exemption in there. Yeah.
16 I mean right now, technically, do I have the
17 right to allow an accessory structure in the front
18 setback? No.
19 Me as a planner, I don't agree with that. I
20 mean me -- when I say I don't agree with that, I think
21 there are certain situations, in this case dumpsters,
22 that I should have some management ability, again with
23 some oversight from you guys, on helping some of these
24 people. And in the situations we've encountered this
25 week, if I'd had this in here, I would have said,

Page 155

1 "Look, dude. If you can build this out of brick or
2 stone, we can do it." But since I didn't have that
3 ability because it's not in the Code, I had to tell
4 them no. I denied them.
5 COUNCILMEMBER ROCHE: But is this new con-
6 struction?
7 MR. HAEBERLIN: In this case, it's existing
8 construction.
9 COUNCILMEMBER ROCHE: Then how can they be
10 here today if they're a restaurant without a dumpster?
11 MR. HAEBERLIN: They are. There's all sorts
12 of interesting aberrations. Trust me. A lot of the
13 dumpsters that are sitting out there are in locations
14 that you wouldn't believe. I mean they're certainly
15 not compliant with the Code. They were never
16 compliant with the Code.
17 COUNCILMEMBER ROCHE: Well, it's not a
18 perfect world. I still feel like, though, that if
19 they have an existing situation, we can't go back and
20 expect them to spend a lot of money right now.
21 MR. HAEBERLIN: And some of them did pursue
22 attachment. And the good thing about attachment, they
23 were no longer accessory or subordinate and they met
24 the front building setback, they became the leading
25 edge of the building, and we were fine. We issued

Page 156

1 them permits.
2 COUNCILMEMBER ROCHE: I don't see how we
3 could write an ordinance that's going to cover every
4 single situation. That's why we have variances.
5 MR. HAEBERLIN: True. That's true. But
6 you'll have a lot of folks coming to you for a
7 dumpster variance.
8 COUNCILMEMBER ROCHE: We understand. I
9 understand.
10 MR. HAEBERLIN: It'll be more common than
11 uncommon.
12 COUNCILMEMBER ROCHE: But the alternative of
13 retroactively making everybody have to go out and do
14 that I think is a worse alternative.
15 MR. HAEBERLIN: Like I said, that was the
16 thought process. I mean I experienced that like this
17 last week --
18 COUNCILMEMBER ROCHE: I understand.
19 MR. HAEBERLIN: -- and I've experienced it
20 before many times with people who said, "Look. I
21 don't care. I'll spend the money. I just have no
22 other place to put it but in the front."
23 COUNCILMEMBER ROCHE: I wish it could be
24 simpler.
25 COUNCILMEMBER ALEXANDER: I didn't bring all

Page 157

my notes with me, but your suggestions did not include smaller dumpsters. Your suggestion mandated building an enclosure of a certain size, but you could have this giant enclosure and have a small dumpster in it.

MR. HAEBERLIN: Well, remember I --

COUNCILMEMBER ALEXANDER: And --

MR. HAEBERLIN: -- got the specification from the waste hauler that I received.

COUNCILMEMBER ALEXANDER: I understand that. And I got my specifications on the size of the dumpsters from a waste hauler also.

And then your drawing also specified a concrete pad outside --

MR. HAEBERLIN: Uh-huh.

COUNCILMEMBER ALEXANDER: -- of the --

When I got to like Roswell, the concrete pad is within the enclosure. It's not outside in the parking lot.

MR. HAEBERLIN: What the Building Official and the waste haulers have told me, the concrete pad is necessary outside the dumpster enclosure because of the heat factor of asphalt. Asphalt reaches a temperature where it becomes soupy, and then the truck pulls up because it's front entry and they sit there for a while while they pick up and dump. The waste

Page 158

hauler actually sinks into the concrete [sic] in heat, and I've seen that. I've seen truck marks in front of these things, so I know it happens.

COUNCILMEMBER ALEXANDER: Okay. I haven't seen truck marks due to, quote/unquote, the asphalt being soupy and the trucks sinking into it. I've seen asphalt torn up mainly from the forks. And when I researched the melting point of asphalt, it was from 250 to 300 degrees. And I tried to research. I even Googled "dumpster trucks stuck in asphalt" and couldn't even find anything. So if you could support that opinion, I would appreciate the information since I was unable to locate it myself.

MR. HAEBERLIN: And I want you to recall, that standard came from your previous code, the code that the coun- -- you were probably not on council at that time. But the Code that you have in existence today, that was the specification. I took that specification forward.

I've seen people out building new dumpster enclosures in the city. I don't know how closely the Building Official is looking at them, but they don't -- some of them don't appear to be compliant with that requirement, so I'm a little confused. Since I don't have management oversight over that function, I can

Page 159

only guess that they're going to complete it appropriately before they get a sign-off. Well, in the future, it would be a certificate of completion as we've proposed.

COUNCILMEMBER ROCHE: Was there anything else in 601 that we had issues with?

COUNCILMEMBER ALEXANDER: Just the definition of greenhouse.

COUNCILMEMBER FLEMING: I have a couple more, too.

MR. HAEBERLIN: Greenhouse, okay. Do you want that as a countable exemption or you just want it discussed?

COUNCILMEMBER ALEXANDER: Well, just you had no accessory structure use for agriculture in there. I didn't know if you and Mr. Weed just wanted to specify.

MR. HAEBERLIN: Other than edible plant material and flora or something, we could define that. Something.

MR. WEED: We'll write something.

COUNCILMEMBER ALEXANDER: Okay. I understand what you meant like, you know, you can't --

MR. HAEBERLIN: It won't be marijuana, we promise.

Page 160

COUNCILMEMBER ALEXANDER: -- have a chicken coop or whatever.

MR. HAEBERLIN: Correct.

COUNCILMEMBER ALEXANDER: But I can grow hot house tomatoes or something?

MR. HAEBERLIN: Yes, yes; but we'll define that.

COUNCILMEMBER ROCHE: I think people grow marijuana in their basements, anyway, so --

MR. HAEBERLIN: You never know. They might have seven accessory structures to do that.

- - -

(Laughter)

- - -

COUNCILMEMBER FLEMING: I had a couple items that I had. We talked about them but I wanted to bring them out in this meeting. Gazebos and pergolas, we didn't address the height, and I wanted --

MR. HAEBERLIN: Okay.

COUNCILMEMBER FLEMING: -- to know whether we needed to put the height in there.

MR. HAEBERLIN: Well, we had 15 feet before in the old code as the maximum height of accessory structures. And I'll be honest with you, I just thought that was really limiting because some of the

Page 161

1 accessory structures that people build -- and Murray
2 uses the word -- they have a man-cave above them where
3 you have like your sports and your flat-screen TV and
4 all that good stuff. I wanted to have more height
5 allowance for those.
6 COUNCILMEMBER ROCHE: What's the difference
7 between a gazebo and a pergola?
8 MR. HAEBERLIN: A gazebo has actually a
9 roof.
10 MR. WEED: A pergola is one of those things
11 that's open air. It's got the --
12 COUNCILMEMBER ROCHE: Oh, okay. I don't
13 know these things.
14 MR. HAEBERLIN: Like a trellis of plant
15 material, you know.
16 COUNCILMEMBER ROCHE: Okay.
17 MR. HAEBERLIN: And they're not very common
18 anymore but some people still put them in.
19 COUNCILMEMBER ROCHE: Thank you.
20 MR. HAEBERLIN: But 15 feet was in the old
21 code for these type of accessory uses.
22 COUNCILMEMBER FLEMING: But you think that's
23 not high enough?
24 MR. HAEBERLIN: Oh, I think that's certainly
25 high enough for pergolas and gazebos, yeah, but not

Page 162

1 for if I'm going to build this craftsman garage with
2 the man cave on the top of it.
3 COUNCILMEMBER FLEMING: No, no, no. I'm
4 talking about the height of -- Since we're doing the
5 square footage --
6 MR. HAEBERLIN: Correct.
7 COUNCILMEMBER FLEMING: -- I would think
8 that we would also include the height of it.
9 MR. HAEBERLIN: We could. We could.
10 COUNCILMEMBER FLEMING: You know, that it
11 should not be greater than da-da-da-da-da.
12 MR. HAEBERLIN: None of the exemptions
13 should be greater than a certain height.
14 COUNCILMEMBER ROCHE: At least not higher
15 than the house.
16 Well, no, I take that back because bird
17 houses --
18 COUNCILMEMBER BATES: Well, you're limiting
19 the height of a decorative windmill, so --
20 COUNCILMEMBER FLEMING: Well, see, that --
21 And that was my next one, decorative windmill and
22 pole-mounted birdhouses. My suggestion was to
23 increase the height to 12 feet, but that's my
24 suggestion.
25 MR. HAEBERLIN: We did find, Councilwoman

Page 163

1 Fleming, that one exemption in the Code. There's an
2 exemption in the Code that addresses flag poles, which
3 I think you had asked about --
4 COUNCILMEMBER FLEMING: Uh-huh.
5 MR. HAEBERLIN: -- and I think it does lump
6 in windmills. And so there's another section of this
7 Code -- and I'll find it briefly -- that has some
8 other exemptions in it on height, which, you know,
9 again, the Code disagrees with itself throughout.
10 That's not uncommon.
11 COUNCILMEMBER FLEMING: Because whatever we
12 decide as far as the height, we need to be consistent
13 on the ordinance that you're looking for right now.
14 MR. HAEBERLIN: Correct; we may have to
15 amend that other section.
16 COUNCILMEMBER FLEMING: Let's see. Wait a
17 minute. I think you mentioned that.
18 MR. HAEBERLIN: Height restriction on . . .
19 COUNCILMEMBER FLEMING: You said Section
20 701.
21 MR. HAEBERLIN: 701?
22 COUNCILMEMBER FLEMING: They are listed as a
23 height exemption in Section 701 already but you didn't
24 tell me what it was.
25 MR. HAEBERLIN: Yes. And 701 has as the

Page 164

1 height exemption, includes windmills and chimneys and
2 smoke stack, flag poles, radio towers masts, aerials.
3 It's pretty broad.
4 COUNCILMEMBER FLEMING: So what's the
5 exemption?
6 MR. HAEBERLIN: To me, the way I read it,
7 there's no restriction. Barns, silos or other farm
8 structures when located on farms. Belfries, cupolas,
9 domes, monuments, water towers, transmission towers,
10 windmills, chimneys, smoke stacks, flag poles, radio
11 towers, masts and aerials.
12 MR. CRAWFORD: You're talking about decora-
13 tive.
14 MR. HAEBERLIN: And then it puts a catch-all
15 there for, you know, the Dekalb-Peachtree Airport
16 restrictions, you know, if it disagrees with that.
17 COUNCILMEMBER FLEMING: Well, what you just
18 read sounds like we're going to have to readdress 701
19 also.
20 MR. HAEBERLIN: I think we are. I do think
21 we are.
22 COUNCILMEMBER FLEMING: But if we're going
23 to list these as non-counting accessories --
24 MR. HAEBERLIN: Uh-huh.
25 COUNCILMEMBER FLEMING: -- I would think

Page 165

that we would need to put a height in here. Though in-ground flag poles is in 701 --

MR. HAEBERLIN: Uh-huh.

COUNCILMEMBER FLEMING: -- I would think that it's going to be in -- it should be a non-counting accessory.

MR. HAEBERLIN: Okay. What would be the maximum height, though, you would want for a flag pole in residential? Because in commercial, a lot of times flag poles are used almost like signage, you know. If you could put out a hundred-foot flag pole, you would draw attention to Brands Mart or what-have-you. So residential and nonresidential are kind of different subjects.

COUNCILMEMBER ROCHE: What's the height of the flag pole in front of City Hall?

MR. HAEBERLIN: Maybe 21 feet, I would say.

COUNCILMEMBER ROCHE: Well, I don't think they should have anything higher than the flag pole in front of City Hall.

MR. HAEBERLIN: Murray, there was some sort of -- I know that there's a flag constituency, a group of Americans that are -- Society for the Preservation of Flags or something. There's some sort of litigation over flag pole height, and I'm trying to think of

Page 166

some cases I've had --

COUNCILMEMBER ALEXANDER: Long Beach.

MR. HAEBERLIN: -- in the past.

COUNCILMEMBER ALEXANDER: A man put up a 50-foot flag pole in his front yard after 9/11 --

MR. HAEBERLIN: Okay.

COUNCILMEMBER ALEXANDER: -- and the city --

MR. HAEBERLIN: So I know there's been --

COUNCILMEMBER ALEXANDER: -- tried to make him take it down.

MR. HAEBERLIN: -- some legislation on that.

MR. WEED: I'll have to look.

MR. HAEBERLIN: I mean I know we're getting in a real tricky arena with the flag pole. I don't think I'm as concerned about the bird house or the windmill, but on the flag pole, I think we definitely may have some constitutional objections in that arena coming forward.

COUNCILMEMBER ROCHE: 25 feet sounds like a good place to start.

COUNCILMEMBER FLEMING: But right now, we don't even have it as a non-counting accessory is what I'm trying to get at.

MR. HAEBERLIN: We just have a height exemption, a unilateral height exemption; yes. And

Page 167

it's not like we have any barns, silos or farm structures that I'm aware of.

COUNCILMEMBER ROCHE: No smoke stacks.

MR. HAEBERLIN: We may in some old industry. We definitely have cupolas and domes, monuments. We don't have a city water tower. We have transmission towers certainly. This Section 701 needs to be thought of in this context.

So I'll put down a note on flag pole and then overall height, and we'll propose something to you guys.

COUNCILMEMBER FLEMING: But the flag pole should be front, side or back --

MR. HAEBERLIN: Okay.

COUNCILMEMBER FLEMING: -- is my --

MR. HAEBERLIN: Front, side or back.

COUNCILMEMBER FLEMING: My personal opinion, front, side or back yard.

Does everybody --

COUNCILMEMBER ROCHE: Uh-huh. Well, wait a minute. What if you have one attached to your house? Mine's attached to my house. It's just one of those little leaning things.

COUNCILMEMBER FLEMING: No, no, no. I said in-ground. In-ground flag poles --

Page 168

COUNCILMEMBER ROCHE: Okay. So if it's --

COUNCILMEMBER FLEMING: -- is what I was addressing.

COUNCILMEMBER ROCHE: So if it's not front or side or back, where is it?

COUNCILMEMBER FLEMING: No, no, no.

COUNCILMEMBER ROCHE: I'm lost.

COUNCILMEMBER FLEMING: In this particular accessories, he was listing the ones that were allowed in the front yard, side yard and back yard.

COUNCILMEMBER ROCHE: Right.

COUNCILMEMBER FLEMING: Right.

COUNCILMEMBER ROCHE: I'm saying what other kind of yard is there?

COUNCILMEMBER FLEMING: No, no. But there are some other accessories here that are only allowed in --

COUNCILMEMBER ROCHE: Okay.

COUNCILMEMBER FLEMING: -- the back yard.

COUNCILMEMBER ROCHE: I see what you're saying. Okay.

MR. HAEBERLIN: We tried to think of things that are really like architectural landscape treatments --

COUNCILMEMBER ROCHE: I understand.

Page 169

MR. HAEBERLIN: -- and where should they be, because normally an accessory structure wouldn't be in the front yard. And a flag pole -- if a fence --
COUNCILMEMBER ROCHE: I got you.
MR. HAEBERLIN: -- is an accessory structure, a flag pole's got to be.
COUNCILMEMBER ROCHE: I misheard. I apologize.
MR. HAEBERLIN: And even a sign's an accessory structure, I guess, so --
COUNCILMEMBER FLEMING: And I have two more.
MR. HAEBERLIN: Uh-huh.
COUNCILMEMBER FLEMING: Going to go back to the Rubbermaid portable sheds --
MR. HAEBERLIN: I understand.
COUNCILMEMBER FLEMING: -- so that I can hear what Council has to say about them. Right now, they're prohibited.
COUNCILMEMBER ROCHE: I would tend to be okay with them, I mean as long as --
I mean I think now what we're saying is the only way you can have a shed in your back yard is to have a poured foundation and --
COUNCILMEMBER FLEMING: Permanently anchored.

Page 170

COUNCILMEMBER ROCHE: -- permanently anchored. I mean it's not like we have hurricanes to worry about that are going to blow away our sheds.
MR. HAEBERLIN: Well, we do have tornadoes and we do have 60-mile-an-hour winds.
Well, I'll tell you, if you allow these type products -- and I hate to use that trade name -- you must be aware they're going to come apart. They are just clipped together. The Building Official has lots of experiences with these, and he said trying to put one together is a disaster. But anyway, they are not going to stay together.
And in terms of representing that we are enforcing the International Building Code, that would not be the case. They just don't meet the criteria. And he was pretty flagrant in his discussion about what they were. I'm just telling you because he'd relayed that information to me. He said, "There's no way I can ever make that meet code."
COUNCILMEMBER ROCHE: Okay.
MR. HAEBERLIN: But it's kind of like the marine-container discussion could never meet code.
- - -
(Brief, inaudible discussion at Council table.)
- - -

Page 171

COUNCILMEMBER PITTMAN: I would not support them. I don't like them. I've seen a couple of them.
COUNCILMEMBER FLEMING: Okay. And then the only other thing, I realize the concern for the children's playground equipment not in the front yard. But if you put that in there, what happens to rope swings and tire swings and bench-type swings? Is that going to be considered playground equipment not in the front yard?
MR. HAEBERLIN: If it's attached to a tree.
COUNCILMEMBER PITTMAN: So we are not allowing, according to that, playground equipment like swing sets in the front yard? Wow. I mean I'm --
COUNCILMEMBER FLEMING: I mean I've already commented about, you know, the immediate gullies in the back yard.
COUNCILMEMBER PITTMAN: Well, there's a whole lot in our neighborhood, that have no back yard.
COUNCILMEMBER FLEMING: I mean I realize that we have parks that parents can take their children to; however, if they have a huge front yard and have no back yard, that's --
MR. HAEBERLIN: I would say that --
COUNCILMEMBER FLEMING: -- why I'm bringing it up.

Page 172

MR. HAEBERLIN: -- if you're going to allow them the front yard, you should require them to be enclosed in some sort of fence, I mean for some purposes of security.
MR. WEED: I think that defeats that purpose, I mean, you know, in the sense of you're adding even more accessory structures to the front yard. In most places, you want to limit them. So you know, if they want to put the playground equipment up there, okay, but I don't think we should make them fence it too.
MR. HAEBERLIN: Well, I mean a fence -- a decorative fence is allowed in a front yard anyway under the Code unless we change the fence criteria.
COUNCILMEMBER ROCHE: The swing sets --
MR. WEED: What is the purpose of the fence, Scott?
MR. HAEBERLIN: Keep the children from running into the public right-of-way.
- - -
(Brief, inaudible discussion at Council table.)
- - -
MR. WEED: I just don't see the need to -- I don't know that we the government care about doing that in the sense of on private property we're going

Page 173

1 to, you know, make sure the children stay within a
2 certain area. Why? If we're going to -- if they --
3 You know, why have one more accessory use in
4 the front?
5 MR. HAEBERLIN: Yeah. As long as we're not
6 considered culpable for allowing that, I mean --
7 MR. WEED: No.
8 MR. HAEBERLIN: -- it's fine with me.
9 COUNCILMEMBER PITTMAN: Parents' responsi-
10 bility.
11 COUNCILMEMBER BATES: Mr. Haeberlin, where
12 -- and I apologize. It's probably in here and I just
13 can't find it. Where does it stipulate that unless
14 it's exempted under front, side or rear that it must
15 be --
16 Must it be in the rear?
17 COUNCILMEMBER FLEMING: It's on page 5. It
18 says "Note."
19 MR. HAEBERLIN: Well, no. On page 3 as
20 well.
21 MR. WEED: It's also on page 3 in the first
22 couple lines.
23 MR. HAEBERLIN: Yes. Section 601.
24 Accessory uses, structures or buildings other than
25 location exclusions defined herein shall only be

Page 174

1 permitted in rear yards, and except as otherwise may
2 be provided within the Zoning Ordinance.
3 COUNCILMEMBER PITTMAN: Can't we make it --
4 I mean again, we have a lot of families that have no
5 back yard whatsoever, I mean obviously if you've got a
6 back yard and you're still putting the swing set in
7 the front.
8 MR. HAEBERLIN: I would say if you're going
9 to do that, then you put some qualifying geographical,
10 you know, like a two-to-one slope or something that's
11 quantifiable, that we can say your back yard is
12 nothing but a hill and the only place you could put
13 this would be in the front. And you know, generally a
14 two-to-one slope would be -- you know, you can't stand
15 on it.
16 COUNCILMEMBER PITTMAN: Well, we've got a
17 lot of that.
18 MR. HAEBERLIN: Yeah. So I mean if you do
19 that, put a qualifying exemption if you can.
20 Mr. Weed's shaking his head.
21 MR. WEED: No, I'm -- Yeah, it's legal,
22 sure. Sorry if I'm shaking my head. I'm not trying
23 to.
24 COUNCILMEMBER FLEMING: And not only about
25 the children's playground equipment. Like I said,

Page 175

1 when you use that term in there that it should only be
2 in the back yard, then we get into the swings that are
3 on trees. And we have several bench swings in our
4 neighborhood --
5 COUNCILMEMBER PITTMAN: Uh-huh.
6 COUNCILMEMBER FLEMING: -- and they're
7 really adults that have the swings on the trees but
8 they're the bench type swings, so --
9 MR. HAEBERLIN: I hadn't gone that far in
10 regulation. I just didn't envision those at all.
11 COUNCILMEMBER FLEMING: So I mean --
12 MR. HAEBERLIN: I mean is the tire hanging
13 from a rope in the front tree an accessory use or
14 structure?
15 MR. WEED: I think yes.
16 COUNCILMEMBER FLEMING: And is it considered
17 a children's playground?
18 MR. WEED: I also think yes. If it's a
19 standalone swing, you know, with a cupola over it, I
20 don't think those are designed for children. I think
21 the manufacturer's recommendations would say something
22 like that, probably. There's some caveat in there
23 that says this is not a toy, it's not designed for
24 children's play.
25 Now, the other situation is what if it's a

Page 176

1 traditional, you know, two-seat swing and that's
2 attached to a tree? I think that's still an accessory
3 use but I don't think it's a children's play toy
4 because I don't think the manufacturer -- I'm sure
5 they're not -- They're not warranting it as a
6 children's play toy. I'm sure of that. I'm sure
7 their lawyers say very specifically, when you build
8 the thing, this is not a children's play toy.
9 COUNCILMEMBER BATES: Can we exclude swings
10 that are attached to a tree?
11 MR. HAEBERLIN: If you want to. It's your
12 decision.
13 COUNCILMEMBER PITTMAN: I mean I don't know
14 how the rest of the Council feel about if they have
15 nowhere else to put -- you know, like you said, on a
16 slope, because across the street from where Pam lives
17 is a whole street.
18 MR. HAEBERLIN: Yeah, yeah. Backs up to
19 Industrial.
20 COUNCILMEMBER PITTMAN: Absolutely. Well,
21 no, not even that. That's --
22 COUNCILMEMBER FLEMING: That's straight down
23 and backs up to Winters Chapel, but it's straight
24 down. There's nowhere they --
25 And we've got two. One actually looks very

Page 177

1 tastefully done, the swing sets in the front. The
2 other one, not, but still --
3 MR. HAEBERLIN: The only thing I would say
4 about swings is I think you should definitely. And I
5 know some people are going to be upset with me. You
6 do not allow tires to be hung from trees. I mean if
7 it's a manufactured swing like the little Johnny, the
8 little yellow swing that toddlers get in or it's a
9 wood, you know, two-seater or what-have-you. But the
10 tire hanging in the tree, I have some problems with
11 it, I mean just from pure aesthetic looks. I know out
12 in rural areas it's very common. I don't see why
13 you'd want to hang a tire from a tree in the city.
14 That's just my opinion.
15 You can put flowers in it. You know, the
16 military's famous for taking tires and what? They
17 paint them like the paint rocks and they put flowers
18 in them, and that's what used to be on army bases all
19 the time.
20 COUNCILMEMBER ROCHE: Well, there's other
21 people that take the tires and they make little horses
22 out of them. They're made out of tires but they're
23 little horse thing.
24 MR. HAEBERLIN: Well, in McDonough, we had
25 somebody argue that a toilet in their front yard which

Page 178

1 was mounted to concrete so it wouldn't fall over and
2 it had a geranium in it was a planter. So people will
3 go to all extremes. Trust me.
4 COUNCILMEMBER ROCHE: Well, are we going to
5 like make sure that people can't have sofas on their
6 front porch, too?
7 MR. HAEBERLIN: I think you should give
8 thought to outdoor storage. It's replete all over the
9 city.
10 COUNCILMEMBER PITTMAN: I'd rather see a
11 tire swing than a sofa on the front porch.
12 COUNCILMEMBER ROCHE: And a washer and
13 dryer.
14 MR. HAEBERLIN: Our multi-family -- I'll
15 tell you this: our multi-family, they stack every-
16 thing on the balconies. It is a problem.
17 COUNCILMEMBER FLEMING: So Mr. Bates, what
18 did you say we were excluding from the front yard?
19 COUNCILMEMBER BATES: I just threw out there
20 to exclude swings attached to a tree.
21 COUNCILMEMBER FLEMING: Exclude them as an
22 accessory.
23 COUNCILMEMBER BATES: I mean make them
24 exempt.
25 COUNCILMEMBER ROCHE: So they're not an

Page 179

1 accessory.
2 COUNCILMEMBER BATES: So that they wouldn't
3 be counted as an accessory.
4 COUNCILMEMBER FLEMING: Oh, okay.
5 COUNCILMEMBER ROCHE: That would be one
6 swing in a yard.
7 COUNCILMEMBER FLEMING: So it's a non-
8 countable accessory. Okay.
9 COUNCILMEMBER PITTMAN: And your thoughts on
10 the swing sets?
11 COUNCILMEMBER BATES: I think they're great.
12 COUNCILMEMBER PITTMAN: In the front yard?
13 COUNCILMEMBER ROCHE: Personally, I think
14 they're kind of tacky but I'm not going to fight it.
15 MR. HAEBERLIN: You could say where a
16 topographical situation exists of a slope, we'll get
17 some advice from --
18 COUNCILMEMBER FLEMING: There you go.
19 MR. HAEBERLIN: -- the Building Official,
20 more than two to one.
21 COUNCILMEMBER FLEMING: There you go.
22 COUNCILMEMBER ROCHE: I haven't seen it
23 lately. There used to be a swing set out on the front
24 lawn at one of the houses on Raymond.
25 MAYOR JENKINS: Across from me.

Page 180

1 COUNCILMEMBER ROCHE: Yeah. Is it still
2 there?
3 MAYOR JENKINS: Yeah.
4 COUNCILMEMBER ROCHE: See, it just looked
5 kind of weird to me. That's all.
6 COUNCILMEMBER PITTMAN: Well, good. If
7 you've got a back yard, you should be putting your
8 swing set in the back yard, but those people don't.
9 COUNCILMEMBER ROCHE: Well, I think the lady
10 has a back yard.
11 COUNCILMEMBER PITTMAN: Yeah. That's what
12 I'm talking about.
13 COUNCILMEMBER ROCHE: My impression was that
14 she put it out there for kids to swing on.
15 COUNCILMEMBER PITTMAN: Yeah.
16 COUNCILMEMBER ROCHE: Well, obviously. But
17 I mean put it out front so they wouldn't have to go.
18 MAYOR JENKINS: Nobody lives there. People
19 come down the street and they sit and rest a lot.
20 - - -
21 (Brief, inaudible discussion at Council table.)
22 - - -
23 MR. HAEBERLIN: Well, we're going to give
24 you guys some language back. We're not going to vote
25 on this tonight, hopefully.

Page 181

COUNCILMEMBER FLEMING: That's all I had.
COUNCILMEMBER ROCHE: What was next? So we're still on 601?
COUNCILMEMBER ALEXANDER: Uh-huh. On page 8, number 9, so you would not allow a construction trailer on a construction site?
MR. HAEBERLIN: There's a provision in the City Code already regarding -- and it may just be that I clarified that language. There's already a provision that allows a construction trailer if you have a building permit for construction. I may just have to clarify that language.
COUNCILMEMBER ALEXANDER: And on page 9, it says all "structures may not, regardless of size, sit on the ground on runners, sit on blocks, or sit on piers." Well, you can buy preformed concrete feet to build decks upon, so you would be disallowing those?
MR. HAEBERLIN: Well, a deck is typically not an accessory structure. It's an attached structure.
COUNCILMEMBER ALEXANDER: You could probably use the same thing to put a gazebo on.
MR. HAEBERLIN: I'll ask the Building Official about that. I know what you're talking about as far as sinking those into a form area where they

Page 182

then become part of a pour site, and keep it within a pour area, then just set that block in there and mount it in there and then build on top of that. I know exactly what you're talking about, but I have to ask him specifically about it.
COUNCILMEMBER FLEMING: I don't know what the definition of pier is.
MR. CRAWFORD: You're talking about those concrete things that you just (inaudible).
COUNCILMEMBER ALEXANDER: Yeah. I'm talking about a pour. You just put the foot, and the way it's formed, you put the beams. It's got a cross section on it, and you put the beams on that.
MR. HAEBERLIN: Then it would -- yeah, those would -- If they're not part of some sort of pour, they are not attached to the ground. It's just like the marine structure setting on the two-by-four on Stewart Road. It's not much different.
And again, at some point -- and it may very well be that you invite the Building Official to come and speak with you. At some point, you're going to have to enforce the International Building Code because that is one of the criterion you've put forth as -- And we go to court all the time and we fight issues over this code, and we need some legally

Page 183

defensible basis, I think. And Mr. Weed may disagree, but I mean we need to be in tandem with what we're taking people to court for already.
So it's not an easy -- you know, it's not an easy situation when you take away people's rights. I want to drive 120 miles an hour but the State of Georgia tells me I can't. I don't want to pay taxes but the State tells me I have to. There's all sorts of things I do want to do as well, that I don't do because I have codes. It's just a situation, and we're probably not going to make everybody happy, I'm sure.
Were there any other questions on 601?
COUNCILMEMBER ROCHE: Well, again, I hate the time, too, but still, if people want to say something since they were here --
MAYOR JENKINS: All right.
MR. HAEBERLIN: And we still have another public hearing on September 28th if we want, yeah.
COUNCILMEMBER ROCHE: That's what I'm saying. But someone may have been sitting here all night long just waiting for this moment to be able to comment on this, and I think they should have the opportunity.
MAYOR JENKINS: Anybody for it?

Page 184

MR. ANDERSON: Anderson. I don't know if I'm for it or against it.
I have a question on page 7 -- and I don't know what version I have, so this has possibly been addressed already -- about using accessory structures. It's item 8 on my version, whatever it is, on page 7. It's about accessory structures being used as part of home occupation. Have we done away with that or have we addressed that already?
MR. HAEBERLIN: That's a direct transfer from the existing home occupation ordinance. I did not change that in any way, so it's a repeat.
MR. ANDERSON: So that still exists in the document we're --
MR. HAEBERLIN: Uh-huh. As far as I can tell, that carries over from at least the '70s.
MR. ANDERSON: So that gets addressed, I guess.
The other thing I'll say is a Murray question. We've talked a lot about swings and kiddie stuff in front yards. If we get into the minutiae or other of addressing kids' stuff in the front yard and we don't get it all right, aren't we kind of opening ourselves up? If something happens and we haven't got all the minutiae in order, aren't we opening ourselves

Page 185

1 up to a lawsuit if we don't?
2 If we don't regulate stuff in the front
3 yard, we don't regulate swings and things like that in
4 the front yard, or kids or whatever, we don't regulate
5 that, then we're not setting ourselves up for a legal
6 question when something happens that we haven't taken
7 care of or we haven't covered in the minutiae. I hate
8 to keep using that word, but in the detail, detail,
9 detail.
10 It seems like if we write -- it's one of
11 Murray's rules: if we write too many words, we allow
12 people to pick on us. If we don't write the words, we
13 don't have those situations that can be worked on by
14 an attorney because some kid fell down the wrong way
15 or fell into the street off of something.
16 I'm just asking that question. I think we
17 shouldn't be -- and I respect Scott's observation and
18 request or desire for architectural standards here,
19 and I understand that a hundred percent. But it
20 occurred to me while we were having this long conver-
21 sation about swings, that we might just be opening
22 ourselves up for lawsuits or litigation.
23 Thank you.
24 MAYOR JENKINS: Anybody else?
25 - - -

Page 186

1 (No response)
2 - - -
3 COUNCILMEMBER ROCHE: I make a motion that
4 we postpone agenda item 4B, Section 601, Accessory
5 Uses and Structures, to November 28th.
6 COUNCILMEMBER FLEMING: September.
7 MR. HAEBERLIN: September 28th.
8 COUNCILMEMBER ROCHE: I'm sorry. September
9 28th.
10 COUNCILMEMBER PITTMAN: Second.
11 MAYOR JENKINS: Anymore discussion?
12 - - -
13 (No response)
14 - - -
15 MAYOR JENKINS: Call the roll.
16 CLERK BLACKMON: Councilmember Alexander?
17 COUNCILMEMBER ALEXANDER: Yes.
18 CLERK BLACKMON: Councilmember Bates?
19 COUNCILMEMBER BATES: Yes.
20 CLERK BLACKMON: Councilmember Fleming?
21 COUNCILMEMBER FLEMING: Yes.
22 CLERK BLACKMON: Councilmember Pittman?
23 COUNCILMEMBER PITTMAN: Yes.
24 CLERK BLACKMON: Councilmember Roche?
25 COUNCILMEMBER ROCHE: Yes.

Page 187

1 CLERK BLACKMON: Councilmember Spangler?
2 COUNCILMEMBER SPANGLER: Yes.
3 COUNCILMEMBER FLEMING: I'd like to make a
4 motion to postpone item number 4D, Section 1501, to
5 9/28 as well.
6 COUNCILMEMBER SPANGLER: Second.
7 MAYOR JENKINS: More discussion?
8 - - -
9 (No response)
10 - - -
11 MAYOR JENKINS: Call the roll.
12 CLERK BLACKMON: Councilmember Alexander?
13 COUNCILMEMBER ALEXANDER: Yes.
14 CLERK BLACKMON: Councilmember Bates?
15 COUNCILMEMBER BATES: Yes.
16 CLERK BLACKMON: Councilmember Fleming?
17 COUNCILMEMBER FLEMING: Yes.
18 CLERK BLACKMON: Councilmember Pittman?
19 COUNCILMEMBER PITTMAN: Yes.
20 CLERK BLACKMON: Councilmember Roche?
21 COUNCILMEMBER ROCHE: Yes.
22 CLERK BLACKMON: Councilmember Spangler?
23 COUNCILMEMBER SPANGLER: Yes.
24 MAYOR JENKINS: Okay. Motion to adjourn?
25 COUNCILMEMBER PITTMAN: So moved.

Page 188

1 COUNCILMEMBER ROCHE: Second.
2 MAYOR JENKINS: Call the roll.
3 CLERK BLACKMON: Councilmember Alexander?
4 COUNCILMEMBER ALEXANDER: Yes.
5 CLERK BLACKMON: Councilmember Bates?
6 COUNCILMEMBER BATES: Yes.
7 CLERK BLACKMON: Councilmember Fleming?
8 COUNCILMEMBER FLEMING: Yes.
9 CLERK BLACKMON: Councilmember Pittman?
10 COUNCILMEMBER PITTMAN: Yes.
11 CLERK BLACKMON: Councilmember Roche?
12 COUNCILMEMBER ROCHE: Yes.
13 CLERK BLACKMON: Councilmember Spangler?
14 COUNCILMEMBER SPANGLER: Yes.
15 MAYOR JENKINS: Meeting adjourned.
16 - - -
17 (Whereupon, the meeting was adjourned at 9:45 p.m.)
18 -o0o-
19
20
21
22
23
24
25

C E R T I F I C A T E

STATE OF GEORGIA]
COUNTY OF DEKALB]

I hereby certify that the foregoing transcript was taken down, as stated in the caption, and the proceedings were reduced to typewriting under my direction and control.

I further certify that the transcript is a true and correct record of the evidence given at the said proceedings.

I further certify that I am neither a relative or employee or attorney or counsel to any of the parties, nor financially or otherwise interested in this matter.

This the 9th day of October, 2009.

_____

Theresa Bretch, CCR
Permit No. B-755

[SEAL]

$

$120 (1)
4:4
$14,000 (1)
144:5
$20,000 (1)
91:5
$200 (1)
26:5
$25,000 (1)
24:18
$26 (1)
142:8
$30,000 (1)
148:19
$350,000 (2)
29:4,7
$356 (1)
3:24
$40,000 (1)
122:11
$50,000 (1)
34:20
$500 (2)
4:8;122:13

[

[sic] (4)
47:19;54:18;56:1;
158:1

0

09 (4)
12:22;16:9;63:12;
114:8

1

1 (16)
62:8;64:4,5;86:13,
13,19,22;90:9;94:14;
99:9;108:10;109:2,
23;117:1;118:4;
123:9
1.64 (2)
5:15,25
10 (1)
43:17
10,000 (2)
84:23;85:3
10,000- (1)
78:19
12 (4)
95:16;106:4,5;
162:23
120 (1)
183:6
123 (1)
94:7
13 (1)
16:9
14 (2)
63:12;112:8
15 (4)
144:14;146:5;
160:22;161:20
15- (1)
52:23
1500-square-foot (1)
105:5
1501 (2)
139:10;187:4
180 (1)
131:6

2

2 (2)
74:22;133:4
20 (6)
40:17;77:4;85:13;
121:6;131:6;132:19
2008 (1)
10:14
20-foot (2)
52:23;107:16
21 (1)
165:17
25 (3)
7:8,12;166:19
250 (1)
158:9
28th (10)
63:12;126:14;
127:17;129:25;
134:8;138:14;
183:19;186:5,7,9

3

3 (8)
62:8;64:5;74:17,
22;132:21,24;
173:19,21
3.6 (1)
152:8
30 (3)
21:10;141:22;
144:11
300 (3)
48:24;49:15;158:9

4

4 (10)
63:11;76:23;
80:14,15,15;81:14;
82:21;139:11;141:6;
149:10
40 (1)
141:22
402 (1)
68:25
4B (1)
186:4
4D (4)
14:18;15:2,11;
187:4

5

5 (7)
80:15,19,19,22,23;
81:14;173:17
5,000 (1)
7:6
5:45 (1)
12:21
50 (2)
75:21;137:21
50-foot (1)
166:5

6

6 (21)
80:15,19,20,21,24;
81:4,5,15;86:13,14,
19;90:9;94:14;99:9;
108:10;109:2,23;
115:10;117:1;118:5;
123:9
6:30 (1)
130:3
6:40 (1)
12:21
6:45 (1)
12:21
60 (1)
96:22
60- (1)
96:20
601 (20)
62:11,16,18,19;
65:1,5;83:24;84:1,4;
125:24;139:5,8,10,
11;154:11;159:6;
173:23;181:3;
183:13;186:4
60-foot (1)
52:22
60-mile-an-hour (1)
170:5

7

7 (7)
73:24;74:3,17,22;
75:19;184:3,6
701 (7)
163:20,21,23,25;
164:18;165:2;167:7
70s (1)
184:16

8

8 (2)
181:5;184:6
8/31 (1)
114:8
80 (1)
144:11
804 (1)
104:3
85 (1)
52:5

9

9 (3)
131:5;181:5,13
9/11 (1)
166:5
9/14 (1)
12:22
9/28 (1)
187:5
9:45 (1)
188:17
900 (4)
97:15;119:12,13;
135:4
900-square-foot (4)
97:16;102:11;
105:4;119:8
901 (3)
63:1,1,12
903 (5)
61:20;62:11;
63:13;136:24;139:4
906 (6)
29:22,23,25;37:16;
38:21;39:3
906-B (1)
39:3
906C (5)
14:18,24;16:8;
29:13;60:20
906-C (1)
39:5

A

abandon (2)
95:19;97:7
abandoned (1)
97:7
aberrations (2)
117:23;155:12
abide (1)
100:13
ability (13)
17:17;25:11;50:2;
51:8;74:10,11;84:22;
139:22;149:1;154:1,
5,22;155:3
able (15)
6:6;30:24;33:4,9;
42:1;44:23;51:1;
52:18;57:12,24;
125:24;126:4;140:1;
147:7;183:22
abnormal (1)
44:11
above (2)
4:17;161:2
Absolutely (7)
28:11;46:23;
85:11;129:19;
142:14;152:25;
176:20
abuses (2)
123:3,5
abut (6)
16:21;20:12;52:4,
9,19;148:12
abutted (1)
52:10
accept (6)
6:16;18:18;49:17;
91:18;108:10;146:24
acceptable (1)
57:20
accepted (1)
18:1
acces- (1)
122:9
access (7)
5:21;11:3;31:11,
17;32:3,10;44:17
accessories (10)
82:7;85:2;90:25;
102:17,20,22;
125:19;164:23;
168:9,16
accessory (121)
62:2;64:21,22;
65:2,11,14,17,18,25;
66:6,13;67:18;68:10,
11,22;69:1,4,20,20,
22;70:8;72:12,17,21;
74:2,9;77:1,25;78:8;
81:22;82:2,6;83:16,
23;84:7,15,22;85:19;
89:5,6,10;90:2,19,
22;93:7,12,14,24;
94:10,20;95:2,14;
98:8,10,14;100:6,8;
101:5,11,19;104:6,
13;105:2,4,6,15;
106:22,25;107:7,14,
21;109:6,12;112:6;
113:8,9;115:15;
116:7,8;117:3;
118:24;120:1,8,11,
19;121:3,5,11,15;
122:3,17,18;139:21;
143:10;149:22;
154:1,17;155:23;

159:15;160:11,23;
161:1,21;165:6;
166:22;169:2,5,10;
172:7;173:3,24;
175:13;176:2;
178:22;179:1,3,8;
181:19;184:5,7;
186:4
accommodate (2)
93:16;133:20
accomplish (1)
22:6
accomplishes (1)
103:13
according (1)
171:12
acre (1)
53:14
acres (4)
5:12;40:17;55:7;
56:9
across (2)
176:16;179:25
act (1)
11:12
action (3)
25:14;129:2,5
active (1)
104:13
activity (1)
137:17
actual (4)
16:25;20:3;112:6;
134:9
actually (28)
4:4,7,25;8:11;
16:20;27:19;30:8;
41:5;42:7;45:5;53:2;
61:19;64:9;68:3;
72:17;74:22;80:25;
106:17;112:3;114:2,
15;125:8;126:16;
134:14;136:17;
158:1;161:8;176:25
add (5)
8:7,9,14,19;146:21
added (6)
3:17;6:17;131:5,
15,17,20
adding (1)
172:7
additional (2)
10:7;146:21
address (9)
17:12;94:7;104:4;
112:11;120:7;
130:11;140:8;
152:18;160:18
addressed (6)
9:21;20:11,16;
184:5,9,17
addresses (3)
112:10;139:20;
163:2
addressing (2)
168:3;184:22
adequate (3)
24:1,1;30:22
adequately (1)
21:21
adjourn (1)
187:24
adjourned (2)
188:15,17
adopt (5)
41:14;60:20;74:3,
4;94:3
adopting (2)
42:5;74:17
adults (1)
175:7
advance (1)
106:3
advantage (2)
4:22;78:19
advertise (1)
77:19
advertised (1)
126:7
advice (1)
179:17
advocate (1)
53:18
advocating (1)
136:14
aerials (2)
164:2,11
aesthetic (2)
142:3;177:11
affect (2)
29:22,23
affected (1)
29:22
affects (1)
16:18
afterwards (1)
101:18
again (24)
10:9;22:7;26:12,
16;30:5;35:15;
40:10;50:14;53:17;
56:6;61:19;63:14;
71:16;76:15;85:3;
95:14;105:10;130:4;
151:12;154:22;
163:9;174:4;182:19;
183:14
against (10)
28:15;36:3;41:22;
58:20,20;91:23;
105:7;116:20;138:9;
184:2
agenda (12)
3:16;8:8,10,15,17,
20;14:19,20,24;
15:11;61:23;186:4
agenda's (1)
130:4
ago (2)
129:24;141:22
agree (25)
16:15;21:16;22:1;
46:14;50:1,18;57:4,
11;86:10,10;87:9;
88:4;93:10;123:25;
125:22;126:23;
127:1;135:1;137:13,
19;148:21;152:10,
23;154:19,20
agreed (4)
93:5;98:5;132:4,
15
agreement (2)
59:18,25
agreements (1)
58:9
agrees (1)
136:1
agriculture (1)
159:15
ahead (4)
5:2;59:2;63:7;
134:4
air (4)
3:21,25;6:10;
161:11
Airport (1)
164:15
akin (1)
18:9
Alexander (105)
3:4,5;7:20,21;9:2,
3;12:2,3,16;13:4,5;
15:4,10,19,20;18:11,
14;21:5,7;22:24;
26:22;27:6,9;29:13;
37:23;38:3;41:23;
42:18,21;44:3;45:14;
48:4,14;49:12,25;
50:25;51:4,22;61:4,
5;62:18;65:6,13;
67:6;81:17;82:5,14;
83:5;84:3;94:5;
99:14,21;100:5,9,12;
110:2,14;111:13;
112:11;113:12,14,
24;114:25;124:3,8;
126:21;128:2;132:1,
4,8,11;133:2,7;
138:17,18;140:16;
145:21,23;146:14,
19;147:6;156:25;
157:6,9,15;158:4;
159:7,14,22;160:1,4;
166:2,4,7,9;181:4,13,
21;182:10;186:16,
17;187:12,13;188:3,
4
Alexander's (1)
53:6
alive (1)
144:14
allocations (1)
135:3
allotment (2)
107:7;122:14
allow (22)
16:16;20:15;24:5;
26:24;44:4,11;47:21;
57:1;67:22;72:7;
93:2;107:15;117:21;
133:24;143:3;
154:12,17;170:6;
172:1;177:6;181:5;
185:11
allowance (3)
62:3;142:1;161:5
allowed (11)
31:10;66:5;68:3,
17,18;84:5;130:16;
154:3;168:9,16;
172:13
allowing (6)
17:2;121:1,9;
145:24;171:12;173:6
allows (1)
181:10
almost (4)
99:9;117:14;
126:15;165:10
alterna- (2)
63:15;92:1
alternative (16)
64:4;73:24;74:3,
17;76:23;77:25;
80:25;81:11;82:21;
87:7;90:9,9;92:1;
108:10;156:12,14
alternatives (6)
63:15;73:24;
91:24;93:22,23;
94:18
although (1)
28:20
always (7)
28:16,17;35:11;
52:4,5;56:18;134:20
amateur (1)
71:19
amend (5)
14:24;20:13;
60:20;83:25;163:15
amendment (1)
53:4
amendments (1)
76:13
amenities (2)
35:22;36:6
Americans (1)
165:23
amnesty (4)
112:4,5,15,18
amount (1)
123:6
anchored (2)
169:25;170:2
and/or (2)
23:23;140:8
ANDERSON (19)
54:16,16;56:16;
59:4;92:3;104:17;
107:5;134:25;
135:12;136:6,18,22;
137:8,13;138:3;
184:1,1,13,17
angels (1)
67:11
annex (1)
20:18
annexation (5)
18:6,9;19:24;
37:21;57:13
annexed (1)
18:5
answered (3)
50:25;55:23;72:19
anymore (5)
85:9;147:20;
151:23;161:18;
186:11
apart (2)
73:19;170:8
Apart- (1)
27:11
apartment (4)
27:13;47:14;
49:14;51:14
Apartments (5)
37:23;38:2,5;
48:23;49:2
apiece (1)
142:8
apologize (4)
49:20;136:6;
169:8;173:12
Apparently (2)
103:20;136:18
appeal (3)
108:15;118:19;
123:9
appeals (3)
111:20;117:7;
118:7
appear (2)
65:5;158:23
applicant-initiated (1)
111:15
applicants (1)
73:13
application (2)
72:16;106:15
applications (2)
53:24;143:20
applied (1)
101:24

applies (2)
23:4;28:6
apply (19)
23:5;40:14;42:2;
50:10;54:1;77:8,9;
94:23;98:15;99:10,
16;100:19;108:11;
110:25;118:15;
124:4,6;141:12;
154:9
appreciate (2)
145:15;158:12
appro- (1)
91:12
approach (1)
85:23
appropriate (4)
11:3;59:12;60:14;
75:6
appropriately (1)
159:2
approved (1)
46:10
Arbors (1)
26:20
Architects (2)
80:6,7
architectural (11)
11:6;80:5;97:17;
146:12;151:4,10,20;
152:9;153:1;168:23;
185:18
architecturally (1)
140:25
area (6)
27:3;28:3;131:6;
173:2;181:25;182:2
areas (11)
11:2,10;18:5,6,9;
28:1;37:12;44:17;
52:17;143:8;177:12
arena (2)
166:14,17
arguably (12)
32:4,6;65:16;
69:20;70:16,20;73:5;
94:23;95:9;97:21;
98:21;108:8
argue (4)
104:22;105:2;
122:19;177:25
arguing (3)
67:11;113:16;
152:16
argument (3)
51:18;67:7;97:1
army (1)
177:18
around (12)
19:9;32:6;48:15;
51:6,8,15;60:6;65:1;
75:19;80:7;83:13;
144:22
arrears (1)
34:18
art (1)
71:17
arts (2)
71:10,11
ascertainable (1)
118:16
Aside (3)
65:24;66:11,12
Aspen (3)
18:22;38:13,14
asphalt (9)
35:14,14;51:24;
157:22,22;158:5,7,8,
10
assessment (2)
26:10;59:15
assessments (1)
26:9
assigned (1)
93:4
Assistant (3)
75:9;76:18,21
assisted (1)
129:3
association (24)
16:23;24:24;26:9;
32:25,25;33:2,3,18,
19,20;34:11,12,18;
36:18,19;37:1,3,20,
20;38:10,12,19;40:4;
41:4
associations (3)
21:21;34:23;38:23
association's (1)
36:12
assume (2)
36:18;95:1
Assuming (3)
124:17,20;142:11
assumption (1)
50:9
Atlanta (2)
34:13;152:13
attach (2)
143:11,16
attached (20)
8:15,19,20;10:16,
18;11:5;29:14;
38:16;39:9;61:23;
68:14;86:16;167:21,
22;171:10;176:2,10;
178:20;181:19;
182:16
attachment (2)
155:22,22
attempt (1)
114:10
attempts (1)
114:23
attention (1)
165:12
Attorney (4)
10:5;89:20;
128:20;185:14
audit (2)
75:22;78:11
auditing (1)
78:13
August (2)
16:9;63:12
authority (2)
28:22,23
auto-body (1)
73:15
automatically (1)
55:5
avenue (1)
109:25
aversion (1)
57:6
avoid (1)
33:13
aware (11)
9:19;16:23;17:10;
18:7;25:18;41:1;
52:7;76:3;139:19;
167:2;170:8
away (12)
21:3;42:13;44:19;
72:8;101:11;102:20;
121:6,10;148:4;
170:3;183:5;184:8
awry (1)
72:14

B

back (88)
6:6;7:9;21:1;
33:15;39:15;42:10;
44:18;47:15,18,23,
25;48:16;51:19;
61:19;62:22;65:18,
19,23;70:25;74:7;
78:13;80:14;85:8;
89:2,9;95:10,19;
96:1,6,11,16;97:13,
21;98:22;99:12;
102:1,18;104:21;
106:5;107:6,10,15,
22,24,25;109:5,17;
113:1,1,14,21;
114:24;115:23;
116:10;117:5;
119:13;120:9;
123:10;128:17;
135:18;138:4;
142:12;147:3,5;
148:16;150:17;
151:11;155:19;
162:16;167:13,16,
18;168:5,10,19;
169:13,22;171:16,
18,22;174:5,6,11;
175:2;180:7,8,10,24
backed (1)
49:16
background (1)
94:9
backing (2)
47:5;49:6
Backs (2)
176:18,23
bad (2)
37:5;40:11
bag (2)
34:16;35:1
Bagley (2)
19:11,15
bake (1)
73:4
Baker (7)
13:20,20,23;14:1,
5,8,11
balconies (1)
178:16
bankrupt (1)
36:19
Barns (2)
164:7;167:1
base- (1)
70:14
based (6)
29:10;31:14;42:4;
52:1;112:13;125:11
basement (5)
69:10,13;70:14;
72:21,23
basements (1)
160:9
bases (1)
177:18
basic (1)
50:20
Basically (12)
16:11;20:12;21:6;
22:16;25:12;62:1;
78:15;82:22;98:2;
101:24;117:19;137:8
basis (2)
93:3;183:1
Bates (144)
3:6,7;6:15;7:22,
23;8:11,14,18;9:4,5,
14;10:3;11:17;12:4,
5,14,18,21,23;13:6,7,
17;14:9;15:21,22;
19:11,17,20,25;31:8,
17;32:14,17;41:13,
16,19;47:25;49:9,18,
23;51:17,23;60:19;
61:6,7;65:24;66:8,
11;67:5,13,16,20;
68:9;73:23;74:16,19;
76:22;77:10,13,16,
22,24;78:5;80:11,13,
18;81:7,14;82:7;
83:2,7;89:19;91:17;
92:15,18;93:18;
101:8;103:2;108:22;
112:21;118:18;
122:21;123:1,8;
124:1,6,9,17,20,23;
126:8,18,24;130:2,7;
131:15,19,23;
132:23;133:1,6,11,
14,19;137:2,5;
138:13,19,20;
139:11;140:7,22;
141:7;142:10,15;
143:25;144:9;145:2,
14,19,22;147:6;
148:8,12;149:2,7;
153:3,5,23;154:11;
162:18;173:11;
176:9;178:17,19,23;
179:2,11;186:18,19;
187:14,15;188:5,6
Bates' (2)
42:10;51:11
Beach (1)
166:2
beams (2)
182:12,13
bear (9)
40:9;51:3;64:25;
74:6;93:1;100:21;
105:9;111:19;121:25
bearing (1)
108:1
became (2)
46:20;155:24
become (10)
16:21;20:22;
21:19;23:13;49:3;
55:17,25;56:3;
116:22;182:1
becomes (10)
25:6;51:20;53:15,
16;70:17,20;71:18;
72:5;90:12;157:23
beforehand (1)
101:17
begin (2)
24:5;129:23
begins (1)
139:14
begun (1)
78:12
behalf (2)
18:1;34:13
behind (6)
14:25;31:9;33:2;
50:20;127:21;148:14
Belfries (1)
164:8
below (4)
14:20;31:9;64:13,
15
Ben (2)

46:24;58:3
bench (2)
175:3,8
bench-type (1)
171:7
benefit (3)
59:16;121:4;
147:25
beside (1)
153:17
best (2)
33:8;104:12
better (6)
60:11;73:22;
102:19;112:20;
125:6;142:6
betterment (1)
90:4
beware (1)
21:25
big (6)
4:2;23:17;53:18;
83:9;141:16;147:14
bigger (3)
111:4;130:22;
135:4
biggest (1)
20:25
bility (1)
173:10
bill (5)
34:17;41:4,6;89:1,
3
bills (1)
77:21
bird (3)
84:9;162:16;
166:15
birdhouses (3)
108:14,24;162:22
bit (2)
10:25;71:9
bizarre (1)
147:16
Blackacre (3)
31:24;32:1;94:7
BLACKMON (72)
3:4,6,8,10,12,14;
7:20,22,24;8:1,3,5;
9:2,4,6,8,10,12;12:2,
4,6,8,10,12;13:4,6,8,
10,12,14;15:19,21,
23,25;16:2,4;61:4,6,
8,10,12,14;90:24;
91:4,8,10;103:23;
115:19;138:17,19,
21,23,25;139:2;
186:16,18,20,22,24;
187:1,12,14,16,18,
20,22;188:3,5,7,9,11,
13
blah-blah-blah (2)
150:9,12
blanket (1)
117:14
block (2)
151:7;182:2
blocks (1)
181:15
blog (1)
114:10
blow (1)
170:3
blueprints (1)
96:8
blush (1)
65:5
board (1)
25:7
Bob (2)
48:11;99:24
body (1)
8:9
bond (1)
17:25
Bonita (1)
54:22
book (1)
117:23
books (2)
58:7,15
both (6)
69:19;104:22;
118:25;131:10;
145:2,14
bottom (1)
139:13
box (1)
61:24
BP (2)
152:2,3
brand (2)
99:7,8
Brands (1)
165:12
break (5)
23:18;24:9;92:16,
19;112:3
Brian (1)
132:6
brick (12)
140:8,12,17;
141:19;142:4;146:8;
147:4;150:11;
153:12,14,21;155:1
Brief (7)
92:12,21,24;
134:25;170:24;
172:21;180:21
briefly (1)
163:7
bring (4)
3:24;85:18;
156:25;160:17
bringing (3)
21:1;22:4;171:24
broad (1)
164:3
broadcast (1)
135:9
broadcasting (1)
135:16
brought (7)
54:22;59:4,5;
85:16;107:5;131:24;
132:1
bucks (1)
75:21
buffers (1)
57:2
Buford (1)
47:23
build (52)
35:19;41:25;
42:24,25;45:5;50:5;
52:18;57:12,24;
85:18;95:11,22,25;
96:6,16;97:13,21;
98:12;99:7,7;107:8,
9,15,22;109:5;111:3;
120:9;131:8;135:3;
144:14;147:3,5,9;
151:3,6,6,7,8,15,16;
152:13,14,14;
153:11,13,21;155:1;
161:1;162:1;176:7;
181:17;182:3
build-back (1)
123:11
building (77)
4:21;7:4;9:17,22;
10:15,16;41:7;42:18,
22;52:16;69:14,17,
21;75:5,8,9,11,17,18;
76:5,9,16,18;78:13;
83:20;84:18;85:23;
87:11;98:1;101:17,
17,18;102:18;104:6,
7;106:7,15,17;
110:12;111:9;
113:19,22;114:2,5;
115:11,12;121:4;
122:1;123:10;
133:23;141:23;
143:12,20;148:14,
19;149:24;150:20,
23,23,25;151:7,14,
15,21;155:24,25;
157:2,19;158:20,22;
170:9,14;179:19;
181:11,23;182:20,22
buildings (3)
94:2;110:12;
173:24
building's (1)
7:6
builds (1)
99:18
built (21)
22:12;23:23;
24:11;25:21;28:8;
31:9;33:7;52:23;
56:20,24,25;82:3,18;
83:5,17;87:12;
107:24,25;111:11;
112:14;148:6
bunch (2)
135:8,17
burden (1)
55:22
bureaucracy (1)
90:11
buried (1)
129:15
burn (3)
109:16;120:5,15
burned (7)
95:10,25;96:17;
97:2;100:25;109:5;
122:12
burns (6)
94:20;95:7;97:25;
101:10;108:11;117:3
business (16)
66:9,11;67:17,23;
70:1,5,20,23;71:16,
18;144:3,11,12;
147:14;148:18;
152:20
businesses (4)
146:20;152:19,22,
25
buy (3)
97:4;142:8;181:16
buyer (1)
21:25
buys (1)
99:17
Bye-bye (1)
147:20

C

caboodle (1)
37:8
Calcaterra (1)
78:5
calculated (1)
34:10
Call (15)
3:3;7:19;9:1;12:1;
13:3,21;15:18;61:3;
65:16;114:12;
138:16;151:13;
186:15;187:11;188:2
called (4)
115:14;149:17,17;
151:15
calls (1)
115:24
came (7)
34:18;37:1;45:23;
94:19;109:7;115:1;
158:15
can (116)
3:17;10:8;13:24;
15:8;23:8,14;24:3,4,
4,21;28:12;32:25;
35:8,9,9;38:22;
39:23;40:11,12,15,
17;41:17;42:24,25;
43:6;46:17,17,23,24;
47:1;51:7,9,10,15;
52:15,16;53:19;54:1,
10;55:4,18,24;60:12;
65:9;67:4;68:5;
70:23;72:2,7,24;
74:11;75:19;79:11;
91:17;92:15;94:1;
95:10,16,25;97:4;
99:12;101:5;103:16;
105:24;107:24;
108:3;111:19;
113:13;114:1;118:7,
9;119:5,25;120:2;
122:7,8;125:9;
129:16;130:10;
131:8,9,10,11;135:3;
136:25;137:2;
139:24;141:8;
143:11;144:23;
146:16;148:5;149:4,
7;151:4,7,15;152:7,
14;153:12;155:1,2,9;
158:25;160:4;
169:16,22;170:19;
171:20;174:11,19;
176:9;177:15;
181:16;184:15;
185:13
candidate (1)
51:20
cap (2)
74:11;93:19
capped (1)
93:7
car (2)
53:2;79:14
care (13)
55:5,23;63:9;66:5;
76:1;90:22;103:10;
105:18,24;115:12;
156:21;172:24;185:7
Carol (1)
19:20
carport (14)
83:19,19;130:15,
18,23;131:3,8,10,21;
132:9;133:10,13,15,
17
carries (1)
184:16
cars (2)
52:24;56:22
cart (1)

63:19
case (14)
24:10;29:10;71:4;
76:16;86:12;98:8,13;
99:6;109:2;110:16;
152:16;154:21;
155:7;170:15
cases (1)
166:1
catalog (1)
81:25
catastrophe (1)
99:12
catastrophic (17)
102:2,10,19;103:7;
105:17,21;109:3;
117:2;118:6,19,22,
23;119:20;120:21;
121:13;123:9;135:3
catch-all (1)
164:14
cated (1)
114:14
categories (3)
20:11,16;25:16
cautious (1)
130:5
cave (1)
162:2
caveat (1)
175:22
ceased (1)
95:17
ceiling (1)
4:25
center (2)
34:3,3
certain (17)
26:19;34:12;
57:22;67:22;71:16,
18;86:15;118:15;
122:9,17;123:6;
126:11;134:7;
154:21;157:3;
162:13;173:2
certainly (27)
21:16;23:19;24:5;
25:11,24;27:23;
29:10;30:1;32:5;
33:8;36:4;46:19;
48:9;51:15;52:16;
53:6;83:21;93:12;
108:12;122:15;
129:16;133:24;
137:24;148:24;
155:14;161:24;167:7
certainty (1)
26:15
certificate (2)
41:8;159:3
cetera (16)
30:24;33:10;41:3;
46:13,13,16,16;
47:13;55:18,18;65:3,
3;72:8,8;108:2;
114:19
chain (3)
146:6;151:15;
152:11
chains (2)
151:12,13
chairs (2)
70:13,24
challenge (1)
144:1
Chamblee (4)
27:7;147:7,10;
152:3
change (17)
6:20,21,22;46:23;
47:1;54:14;55:12;
65:20;70:12;71:8;
104:25;105:3;
110:17;121:22;
142:4;172:14;184:12
changed (2)
76:7;95:8
changes (15)
54:3,5;71:25;72:2;
76:8;104:4,8;126:19;
128:12,18;132:13,
19;134:15,22;147:8
changing (4)
98:9;101:23;
104:25;136:5
Chapel (4)
18:12,13;26:20;
176:23
chapter (1)
74:3
cheapest (6)
144:4;151:3,8,14,
14;152:14
check (2)
4:1;68:1
Chestnut (4)
8:9;17:8;22:11;
70:25
Chick (1)
146:25
chicken (1)
160:1
chickens (1)
115:23
Chick-Fil-A (1)
147:3
Chief (1)
19:8
children (4)
171:21;172:18;
173:1;175:20
children's (8)
65:3;171:5;
174:25;175:17,24;
176:3,6,8
chimneys (2)
164:1,10
chips (1)
71:22
choose (2)
63:18;118:14
circles (1)
94:9
circular (1)
51:20
circumstances (3)
11:13;58:13;
117:12
citation (3)
31:1;115:7,9
cities (1)
104:16
citing (1)
36:24
City (79)
7:11;9:24;10:5;
11:2;14:3;16:14;
17:10;18:2,18;20:4;
22:2;23:23,25;24:11;
25:22;28:5,5,14,19;
29:4,9;30:21;34:13,
18,19,25;36:13;
42:25;46:6;47:22;
49:15;52:4;53:22;
55:17,22;56:19,24;
57:5,5;58:8;59:7,17;
75:5,14,17;76:25;
78:1;85:22;87:2,16,
24;104:14;105:14;
112:7;114:11,16;
115:17;129:4,18;
136:8;141:1;143:5;
145:25;146:8;147:9,
20;149:14;153:10,
10;154:3,7;158:21;
165:16,20;166:7;
167:6;177:13;178:9;
181:8
City's (1)
46:7
clarified (1)
181:9
clarify (4)
39:6;41:9,24;
181:12
clarifying (1)
76:13
clean (3)
126:21,24;134:13
cleaning (2)
4:24;137:22
clear (2)
39:8;140:8
cleared (2)
46:12,13
clearly (5)
71:15;93:5;
118:16;145:3,15
CLERK (72)
3:4,6,8,10,12,14;
7:20,22,24;8:1,3,5;
9:2,4,6,8,10,12;12:2,
4,6,8,10,12;13:4,6,8,
10,12,14;15:19,21,
23,25;16:2,4;61:4,6,
8,10,12,14;90:24;
91:4,8,10;103:23;
115:19;138:17,19,
21,23,25;139:2;
186:16,18,20,22,24;
187:1,12,14,16,18,
20,22;188:3,5,7,9,11,
13
Clerk's (1)
64:14
cleverness (1)
88:20
client (1)
46:6
clinic (1)
6:14
Clinicare (3)
3:18;5:16,24
clipped (1)
170:9
clock's (1)
115:3
close (6)
30:9;76:19;81:19;
82:3,8;83:6
closeable (1)
30:11
closed (1)
45:19
closely (1)
158:21
closer (3)
121:4,9;148:19
closes (1)
30:8
club (2)
24:17;103:21
clubhouse (1)
35:23
clustering (1)
117:21
CMU (1)
142:5
Code (57)
20:14;22:18,18;
27:20;32:13;41:10;
42:4;50:23;54:21,24,
24;59:8,8;62:23;
66:5,16;70:10,17;
75:13;76:7,9,13;
81:24;94:23;95:12;
96:23,25;104:3,9;
113:11;116:1;
133:23;137:23;
138:2;139:20;152:9;
153:10;154:3;155:3,
15,16;158:15,15,17;
160:23;161:21;
163:1,2,7,9;170:14,
19,22;172:14;181:8;
182:22,25
codes (10)
23:16;24:8,8;
41:12;46:14,15;52:8;
69:5;146:8;183:10
codicil (1)
55:19
combination (1)
92:1
combined (2)
5:13;111:3
comfortable (1)
65:21
coming (7)
14:13;38:1,3;71:7;
108:12;156:6;166:18
comment (3)
125:11;134:18;
183:23
commented (2)
97:17;171:15
comments (8)
53:7;55:15;
106:16;125:12;
128:5;134:1;135:18;
145:15
Commercial (2)
139:13;165:9
commission (12)
28:16;57:19;58:5,
6;127:3,4;128:3,5,
25;129:3,6,7
commissioners (1)
25:7
committee (1)
59:16
common (8)
32:22,23;33:1;
34:2;148:7;156:10;
161:17;177:12
commonly (1)
84:8
Commons (2)
18:22;38:13
commu- (1)
24:23
communities (20)
23:2,11,12,20;
24:5,6;27:12,13;
29:9;32:21;44:10,15;
45:11;46:18;47:14;
53:7;57:12;151:18,
22,23
community (16)
23:2,4,5;26:19,24;
27:10;28:10,18,19;
35:13;42:1;46:8;
49:14;50:4;57:25;
151:17
compact (1)

105:23
compatible (1)
141:1
complained (1)
115:15
complete (2)
78:14;159:1
completed (1)
22:17
completely (10)
50:21;68:5;76:6;
94:17,20;95:7,25;
101:1;105:19;128:22
completion (1)
159:3
complex (1)
51:14
compli- (1)
114:13
compliant (3)
155:15,16;158:23
complied (1)
95:11
comply (3)
146:7,13;147:23
compounded (1)
24:2
compromise (1)
61:25
computers (1)
135:19
con- (2)
150:4;155:5
concede (1)
147:8
concept (4)
25:5,5;31:7;121:8
concern (4)
120:19;122:18;
145:4;171:4
concerned (5)
18:24;110:1;
120:9;141:15;166:15
concerning (1)
39:15
concerns (2)
145:3,8
concrete (8)
151:7;157:13,16,
20;158:1;178:1;
181:16;182:9
concur (1)
11:14
conditional (3)
66:7;68:12,19
conditioner's (1)
3:21
conditioning (2)
3:25;6:11
conditions (4)
68:14;109:20;
144:10;146:7
condo (1)
45:17
condominium (4)
31:8,13,18;33:2
condominiums (4)
32:10;38:22;41:2,
2
condos (3)
37:24;38:1,5
conduct (1)
70:9
confident (2)
22:13;108:5
configuration (2)
119:12,15
configure (1)
52:15
confines (1)
98:23
conflict (1)
63:16
conflicting (4)
9:25;20:14;25:17;
52:8
conflicts (2)
52:11;126:2
conforming (1)
82:11
confused (2)
64:22;158:24
confuses (1)
39:4
confusing (2)
39:3;137:15
consequence (1)
56:5
conservation (1)
117:22
consider (2)
25:24;61:25
considerably (1)
68:16
considered (5)
66:16;91:10;
171:8;173:6;175:16
consistent (1)
163:12
constantly (1)
24:25
constituency (1)
165:22
constitute (2)
42:16;64:22
constitutes (1)
84:25
constitutional (1)
166:17
construc- (1)
145:17
construct (1)
131:2
constructed (6)
113:20;114:3;
149:16;150:8,11,20
constructing (1)
150:23
construction (19)
17:16;94:1;121:1;
124:4,7;141:17;
142:3;146:1;147:12;
150:13,14,17,20;
152:11;155:8;181:5,
6,10,11
contact (1)
90:16
contemplated (1)
64:11
content (1)
55:2
context (2)
105:17;167:8
continually (1)
33:14
continuation (1)
39:5
continue (2)
20:20;39:23
continuing (4)
25:10;97:4,5,5
continuously (2)
76:10;143:9
contract (1)
80:12
contractor (1)
96:8
control (2)
44:16;49:5
conver- (1)
185:20
cookies (1)
73:4
coop (1)
160:2
cooperatives (1)
41:2
coordinate (1)
150:22
copy (2)
126:22;134:13
corporate (1)
146:2
corporation (2)
36:8;37:2
corporations (2)
34:23,24
Correction (1)
136:24
corrections (1)
128:14
correspondence (1)
116:10
cost (2)
3:22;4:16
costs (2)
16:25;24:25
coun- (1)
158:16
Council (29)
9:14;10:13;11:18;
12:14;17:10;20:21,
22;25:7,23;28:17;
57:18;58:8;63:11;
77:20;93:13;108:13;
116:12;117:13;
128:21;129:23;
134:20;135:25;
136:1;158:16;
169:17;170:24;
172:21;176:14;
180:21
Councilman (12)
10:3;21:17;42:10;
44:9;86:12;87:19;
93:18;94:5;106:1;
112:2;125:12;153:3
Councilmember (763)
3:4,5,6,7,8,9,10,11,
12,13,14,15;4:9,13;
5:11,17,19;6:1,3,9,
15,25;7:14,20,21,22,
23,24,25;8:1,2,3,4,5,
6,11,14,18,21;9:2,3,
4,5,6,7,8,9,10,11,12,
13,14;11:17,21;12:2,
3,4,5,6,7,8,9,10,11,
12,13,14,16,18,21,
23;13:4,5,6,7,8,9,10,
11,12,13,14,15,17;
14:3,6,9,12;15:4,10,
13,19,20,21,22,23,
24,25;16:1,2,3,4,5;
17:7,15,21;18:4,11,
14,21;19:2,8,11,12,
13,14,15,16,17,19,
20,23,25;20:2,6,24;
21:7,8;22:8,14,24;
26:18,22;27:6,9;
29:12,17,21;30:2,10,
13,16;31:2,5,8,17;
32:14,17;33:17,21,
24;34:7,9;35:3,17;
36:2;37:16,23,25;
38:3,6;40:24;41:13,
16,19,23;42:18,21;
43:16,23,25;44:2;
45:4,14,15;46:20,24;
47:25;48:4,10,14;
49:9,12,18,23,25;
50:25;51:4,17,22,23;
53:20;54:3,8;56:15;
58:25;59:3,11,23;
60:9,18,19,23;61:4,5,
6,7,8,9,10,11,12,13,
14,15;62:7,10,15,16,
18,24;63:6,20,23;
64:1,2,3,4,6,8,16,19;
65:6,13,24;66:8,11,
20,23;67:2,5,13,16,
20;68:9;69:7,24;
70:11,13,22;71:13,
23,25;72:5,20,24;
73:18,21,23;74:16,
19,24;75:3,16;76:15,
19,20,22;77:10,13,
16,22,24;78:5,10,25;
79:3,7,15,18,21;80:1,
10,11,13,18,21,24;
81:3,6,7,10,14,17;
82:5,7,14,21,25;83:2,
4,5,7,8;84:3;85:5,20,
25;86:8,11,18,24;
87:20,23;88:2,7,13,
19,22,24;89:11,13,
14,17,19;90:8;91:12,
17,20,22;92:5,7,9,15,
17,18;95:24;96:4,12,
15;97:10,11,23;98:4,
7,18,24;99:14,19,21,
25;100:4,5,9,12,15,
18,24;101:8,13,22;
102:1,3,7,9,14,16,21,
23,25;103:2,3,5,8,12,
18;104:21;105:12;
106:6,9,11,19,21,22,
24;107:3;108:4,9,19,
22,23;109:1,9,10,12,
14,16,18,19,21;
110:7,9,14,15,19,21;
111:5,8,11,13;
112:21;113:3,12,14,
24;114:25;115:10,
22;116:2,11,18,20;
118:8,18;119:1,3,6,
14,16,19,22,24;
121:12,18,21;122:5,
8,21,23,24,25;123:1,
8,13,17,21,24,25;
124:1,2,3,5,6,8,9,13,
17,20,22,23,24;
125:4,14,18,21,25;
126:8,18,21,24;
127:2,9,16,22,25;
128:2,4,9,11,12,14;
129:9,19,22;130:2,7,
9,11,14,21;131:1,13,
15,19,23;132:1,4,8,
11,18,20,23,24;
133:1,2,3,6,7,9,11,
12,14,18,19,25;
134:16;135:11;
136:4,19,23;137:2,4,
5,6,10,11;138:13,15,
17,18,19,20,21,22,
23,24,25;139:1,2,3,7,
11;140:7,16,22,24;
141:5,7;142:10,15;
143:25;144:6,9;
145:2,9,14,19,21,22,
23;146:14,19;147:6;
148:8,12;149:2,7,9;
150:4,13,16;152:15,
21,24;153:4,5,7,23;
154:11;155:5,9,17;

156:2,8,12,18,23,25; 157:6,9,15;158:4; 159:5,7,9,14,22; 160:1,4,8,15,20; 161:6,12,16,19,22; 162:3,7,10,14,18,20; 163:4,11,16,19,22; 164:4,17,22,25; 165:4,15,18;166:2,4, 7,9,19,21;167:3,12, 15,17,20,24;168:1,2, 4,6,7,8,11,12,13,15, 18,19,20,25;169:4,7, 11,13,16,19,24; 170:1,20;171:1,3,11, 14,17,19,24;172:15; 173:9,11,17;174:3, 16,24;175:5,6,11,16; 176:9,13,20,22; 177:20;178:4,10,12, 17,19,21,23,25; 179:2,4,5,7,9,11,12, 13,18,21,22;180:1,4, 6,9,11,13,15,16; 181:1,2,4,13,21; 182:6,10;183:14,20; 186:3,6,8,10,16,17, 18,19,20,21,22,23, 24,25;187:1,2,3,6,12, 13,14,15,16,17,18, 19,20,21,22,23,25; 188:1,3,4,5,6,7,8,9, 10,11,12,13,14
Councilmembers (1) 92:13
councils (3) 44:21;57:5;117:13
Council's (1) 50:17
Councilwoman (3) 110:2;112:11; 162:25
count (2) 67:8,18
countable (5) 108:17,21;112:19; 159:12;179:8
counted (1) 179:3
counting (2) 98:20;165:6
County (20) 18:1,19;20:5;21:1; 22:12,18;23:23,25; 24:11,20;28:5;30:21; 42:25;50:6;55:17,22; 56:24;57:21;90:19; 91:7
County's (1) 21:2
couple (5) 21:11;159:9; 160:15;171:2;173:22
course (11) 3:24;4:10;16:14; 35:13;36:21,23;43:3; 52:6;54:20;74:12; 115:24
court (5) 35:22;36:10,21; 182:24;183:3
courthouse (2) 37:8;40:18
courts (1) 35:25
covenant (3) 55:14,20;59:6
covenants (1) 56:6
cover (8) 16:24;33:18,20; 81:12;82:15,16; 111:4;156:3
covered (5) 56:8;100:2,11; 117:5;185:7
covering (1) 36:13
craft (1) 108:3
crafted (1) 143:24
crafts (2) 71:11,12
craftsman (2) 69:15;162:1
Crawford (10) 46:25;58:3,3; 59:10;127:6,12; 128:7,16;164:12; 182:8
crazy (1) 73:9
create (4) 46:7;151:24; 152:7,8
created (6) 81:1;86:15;87:11; 99:23;110:3,22
creating (4) 100:1;110:3; 117:14;152:4
creative (1) 139:24
criteria (6) 48:13;49:3;118:1; 151:21;170:15; 172:14
criterion (1) 182:23
cross (1) 182:12
culpable (1) 173:6
cupola (1) 175:19
cupolas (2) 164:8;167:5
curb (10) 31:23;32:1;42:11; 43:12;48:21;49:4,10, 19;51:12,18
curbing (1) 30:22
curbs (1) 57:23
curious (1) 46:22
current (7) 21:15;22:10;52:1; 117:6;145:11,12; 149:11
currently (4) 20:5;69:5;119:8; 144:23
customarily (3) 68:23;73:3,9
cut (10) 31:24;32:1;42:11; 43:12;48:21;49:4,10, 19;51:12,18
cuts (1) 36:22
cutting (2) 33:23;37:4

D

da-da-da-da-da (1) 162:11
damaged (1) 109:13
damaging (1) 24:25
dancing (2) 48:15;67:11
dash (1) 150:9
date (8) 3:24;44:7;59:7; 86:15;94:3,11; 126:11;134:7
day (16) 36:24;37:10; 39:15;40:16,16;66:4; 69:9;70:14,24;72:3; 82:19;85:8;88:8; 101:25;111:2;143:19
deal (9) 18:15;35:14; 75:15;82:2;86:13; 93:21;109:24; 116:19;117:7
dealing (6) 32:15;34:22;53:1, 9;81:22;147:20
deals (2) 107:24;111:20
dealt (3) 39:14;118:6;149:5
debate (1) 51:2
debating (1) 68:16
decide (3) 79:20;101:16; 163:12
decided (1) 57:18
decision (11) 25:23;26:16; 28:24;43:19;45:3; 53:18;54:6;76:2; 96:25;118:17;176:12
deck (1) 181:18
decks (1) 181:17
decora- (1) 164:12
decorative (3) 162:19,21;172:13
dedicate (2) 35:24,24
dedicated (2) 28:5;47:20
deed (2) 40:12,19
deem (1) 144:3
deemed (3) 26:25;31:19; 124:11
def- (1) 66:14
defeats (1) 172:5
defensible (2) 118:1;183:1
define (9) 69:5;89:11,14,19; 118:21;119:19; 130:14;159:19;160:6
defined (2) 121:14;173:25
defines (1) 32:13
defini- (2) 68:20;159:7
defining (3) 47:4,17;49:2
definite (1) 134:7
definitely (9) 38:24;39:6;54:17; 60:15;70:3;115:18; 166:16;167:5;177:4
definition (6) 31:21;32:9;52:1; 66:15;116:8;182:7
definitive (1) 112:17
defunct (1) 36:25
degrees (1) 158:9
Dekalb (2) 37:19,22
Dekalb-Peachtree (1) 164:15
delaying (1) 126:2
delegated (1) 75:9
delete (1) 17:2
demand (1) 89:25
demolition (2) 100:3;111:15
denied (2) 72:18;155:4
density (1) 31:14
dent (1) 89:5
dential (1) 18:24
deny (1) 47:24
department (2) 33:9;46:12
depend (1) 32:11
depending (2) 43:10;91:3
depends (3) 32:8;50:12;84:19
Depot (2) 122:13;142:8
depth (1) 117:18
design (3) 11:6;121:5;146:12
designed (3) 84:19;175:20,23
designee (1) 141:2
desire (1) 185:18
desk (1) 79:13
despite (1) 128:24
destroyed (2) 96:22;141:18
destruction (1) 96:21
detached (6) 9:20;69:2,16,21; 91:6;124:22
detail (4) 10:5;185:8,8,9
detailed (1) 84:11

determination (2)
52:1;128:19
determine (1)
11:1
determined (1)
140:25
determines (1)
54:1
develop (4)
27:1;49:14;51:1;
53:12
develop- (5)
17:21,23;54:20,25;
55:4
developed (3)
18:17;24:16;29:11
developer (3)
41:24;50:3;53:11
developing (1)
16:12
development (28)
9:22,24;16:16;
17:13,14,20;27:22;
31:13;35:19;36:4;
45:5;47:8;48:15;
52:25;53:1;54:21,24;
55:2,3;56:8,9,20,23;
57:1,2;87:16;143:1;
148:22
developments (17)
9:20;10:19,20;
11:11;16:19,24;
17:12;26:4;48:9;
52:6,13;56:7,24;
57:20;62:4,5;87:17
deviate (1)
146:2
dialog (1)
76:10
dictate (1)
43:4
dictating (1)
146:1
difference (3)
69:25;80:19;161:6
different (19)
11:1;22:4;27:12,
16;39:1;42:6,7;
47:11;48:22;63:17;
97:18,19;99:5;
135:25;146:22;
147:8;151:25;
165:13;182:18
differentiate (2)
35:9;94:1
differently (1)
40:14
difficult (1)
44:24
digest (4)
90:17,18,20;
114:13
dimensional (1)
123:19
direct (1)
184:10
directly (1)
120:1
director (1)
114:17
disagree (4)
50:1;146:5;147:7;
183:1
disagrees (2)
163:9;164:16
disallow (1)
84:10
disallowing (1)
181:17
disaster (1)
170:11
discern (2)
39:1;76:11
discerns (1)
47:4
discount (1)
53:6
discretion (1)
141:10
discuss (2)
139:8;142:18
discussed (4)
11:19;15:12;
92:16;159:13
discussing (5)
9:19;62:2;89:7;
99:15;112:2
discussion (22)
7:15;8:22;11:22;
12:24;15:14;16:11;
55:8;58:14;60:24;
62:1;65:7;73:12,13;
92:12;99:17;170:16,
22,24;172:21;
180:21;186:11;187:7
discussions (1)
97:24
disrepair (2)
21:20;43:18
disservice (1)
26:12
distance (8)
107:13,16;120:10,
17,20;121:2,17,18
distances (1)
123:11
distinctions (1)
69:6
district (12)
16:18;25:17,19;
29:2,3;52:7,9;61:21;
104:5;115:25;
117:20;152:6
districts (7)
17:3,4,6;39:7,10;
117:15,21
docu- (1)
125:4
document (4)
91:19;125:10;
126:19;184:14
dollars (2)
24:19;26:7
domes (2)
164:9;167:5
done (17)
21:9;23:10,22,22;
37:14;45:9;50:17,19;
52:22;59:15;112:25;
115:7;132:16;
141:24;146:11;
177:1;184:8
Doraville (8)
18:3;35:20;50:14;
53:8;110:4;135:6;
152:1,11
dormers (1)
151:19
double (2)
98:12,12
doubled (1)
98:19
down (52)
5:14;18:22;21:17;
23:18;24:10;25:3;
28:17,17,24;32:12;
37:15;38:4,7;43:9,
17;45:1,2,16;63:17;
72:11;73:11;80:20;
84:16,20;94:20;95:1,
7,10,25;97:2,25;
99:18;100:25;
101:11;108:11;
109:5,17;110:12;
120:5,15;122:12;
124:10;129:7,7;
148:1,4;166:10;
167:9;176:22,24;
180:19;185:14
downtown (2)
152:6,13
draft (8)
10:3;16:8;93:20;
111:20;125:8,9;
129:18;132:16
drafted (1)
134:12
draw (1)
165:12
drawing (1)
157:12
drawn (1)
96:8
Drive (11)
8:10;17:8;19:4;
27:14;37:19,22;
44:23;51:20;79:14;
80:7;183:6
drives (1)
44:5
driveway (9)
32:2;47:5;48:8,11,
16;56:22;114:6;
132:11;133:20
driveways (5)
34:2;49:8;84:24;
115:1;133:23
driving (1)
83:13
drop (1)
129:7
dryer (1)
178:13
dude (1)
155:1
due (1)
158:5
dump (1)
157:25
dumpster (37)
139:14,16;140:1,6,
10,20,24;142:18;
143:6,16,19;144:15,
17;146:22,25;
147:19,21;148:4,19;
149:11,14,15,17;
150:8,11,18,21,24;
153:17,18;154:13;
155:10;156:7;157:4,
21;158:10,20
dumpsters (7)
139:21;141:15;
148:15;154:21;
155:13;157:2,11
during (1)
112:3
duty (1)
79:13
dwelling (4)
8:15,20;10:19;
11:5
dwellings (1)
10:16

E

E911 (1)
46:10
earlier (2)
54:23;86:25
Early (1)
135:13
easy (6)
88:25;93:1;115:6;
129:10;183:4,5
economic (1)
144:10
edge (1)
155:25
edible (1)
159:18
educate (4)
89:8;113:18;
114:4;116:3
educating (2)
112:4;114:22
education (3)
89:4;114:9,19
effect (3)
16:13;53:23;113:7
Effective (3)
12:16,18,20
eight (1)
26:7
eighth (1)
114:19
either (16)
23:16;24:4;45:2;
49:18;60:2,3;74:12;
77:8,14;80:15;93:2;
98:25;105:18,19;
111:8,20
elaborate (1)
73:2
elect (1)
93:24
elected (1)
102:10
Electrical (3)
4:4,5;6:10
element (1)
33:1
elements (1)
34:2
eligibility (1)
47:16
eligible (1)
118:19
eliminate (4)
25:15;30:1;33:5;
105:19
eliminates (1)
55:8
eliminating (1)
54:18
else (12)
6:22;14:20,25;
56:17;57:3;58:2,16;
95:22;138:5;159:6;
176:15;185:24
elsewhere (1)
121:14
e-mail (2)
130:15;136:20
emergencies (1)
24:10
emergency (6)
23:15,17;24:7;
43:6;44:24;46:16
employees (2)
76:5;116:12
encapsulating (1)
132:17
enclose (2)
130:15,23

enclosed (1)
172:3
enclosing (1)
133:9
enclosure (18)
139:14;140:20,25;
142:18;143:16;
146:23,25;148:20;
149:11;150:8,21,24;
151:9;153:21;157:3,
4,17,21
enclosures (3)
140:10;150:11;
158:21
encounter (1)
33:14
encountered (3)
126:16;148:23;
154:24
encourage (1)
146:20
end (9)
36:23,24;37:10,11;
40:16;57:14,15;
88:18;134:14
ended (1)
34:19
enforce (1)
182:22
enforceable (1)
145:12
Enforcement (1)
70:18
enforcing (1)
170:14
enough (9)
23:17;24:2;37:5;
53:12;87:8;90:2;
133:20;161:23,25
entail (1)
64:10
entertaining (1)
17:11
entire (1)
51:6
entirely (1)
27:15
entirety (1)
35:11
entrance (1)
25:12
entranceway (2)
30:8;35:12
entry (1)
157:24
envision (1)
175:10
equipment (9)
43:6;65:3;69:8,18;
171:5,8,12;172:9;
174:25
erected (1)
104:7
especially (1)
45:12
essentially (13)
18:19;20:14;
25:15;27:14;33:11;
42:12;63:8;64:12,20;
77:18;87:18;95:5;
113:5
estimate (1)
3:23
estimate's (1)
148:18
et (16)
30:24;33:10;41:3;
46:13,13,16,16;
47:13;55:18,18;65:3,
3;72:8,8;108:2;
114:19
even (29)
5:4;21:14,14;
23:14,18;32:2;33:4;
44:6;50:5;52:7;
69:18;73:19;78:20;
83:16;87:18;88:2;
90:3;93:18;94:15,15;
98:19;105:23;142:5;
158:9,11;166:22;
169:9;172:7;176:21
event (1)
119:20
eventually (3)
55:25;69:8;79:1
every- (2)
34:5;178:15
everybody (10)
16:7;32:22;36:1;
82:22;86:3;129:1;
136:21;156:13;
167:19;183:11
everyone (2)
93:5,9
everyone's (1)
85:6
evidence (3)
95:18,20;96:11
exact (3)
71:20;97:21;
119:12
exactly (17)
72:1;73:12;75:17;
77:7;78:25;79:3;
80:10;86:4;88:19;
100:15,15;102:5;
107:20;122:24;
152:4,11;182:4
example (15)
24:15;28:14;
34:15;46:5;47:21;
65:10;81:19;84:2,10,
17;120:12;142:20;
145:24;147:25;148:1
examples (1)
148:9
excep- (1)
109:23
except (3)
99:10;150:4;174:1
exclude (3)
176:9;178:20,21
excluding (1)
178:18
exclusions (1)
173:25
Excuse (4)
4:12;62:7;89:16;
114:17
exempt (7)
65:2;77:1;84:1;
86:14;94:16;112:25;
178:24
exempted (1)
173:14
exempting (1)
113:4
exemption (23)
76:23;77:2,11,17;
78:3;82:14,23;84:12;
107:12;108:17,21;
112:19;154:5,15;
159:12;163:1,2,23;
164:1,5;166:25,25;
174:19
exemptions (5)
76:24;81:17;
143:6;162:12;163:8
exigent (1)
11:13
exist (5)
22:5;54:9;74:9;
95:17;117:23
existence (2)
104:16;158:17
existing (26)
10:23;17:12;
18:16;20:19;54:4,5;
55:16;64:21;65:22;
74:2;79:10;93:12,20;
94:3;111:21;121:5;
140:12,14;144:1,16;
145:25;147:14;
152:18;155:7,19;
184:11
exists (7)
28:10;56:23;
86:14;90:14;94:11;
179:16;184:13
expand (1)
101:16
expect (1)
155:20
expense (4)
4:2;22:15,20;
146:21
expensive (1)
24:17
experience (3)
45:10,13,15
experienced (2)
156:16,19
experiences (2)
10:8;170:10
explain (2)
90:2,4
explains (1)
50:16
extent (1)
32:24
extra (1)
35:21
extra- (1)
117:11
extras (1)
16:10
extreme (1)
37:13
extremely (4)
24:17,21,21;85:4
extremes (1)
178:3

F

facades (1)
10:21
face (1)
30:19
faced (1)
142:5
facility (3)
141:21;147:3,4
fact (3)
51:13;53:1;112:13
factor (1)
157:22
facts (3)
71:24;116:16;
118:17
factual (1)
53:10
fail (1)
34:24
failed (1)
37:14
fails (1)
36:19
failures (2)
7:10;10:9
fairly (2)
17:1;41:12
faith (1)
116:19
fall (4)
14:20;33:1;
115:13;178:1
families (1)
174:4
family (3)
27:3;48:3,6
famous (1)
177:16
fan (2)
103:21;112:21
far (16)
5:19;6:9;18:7;
26:12;29:2;90:10;
114:22;119:7;
127:20;132:14;
149:6;152:24;
163:12;175:9;
181:25;184:15
farm (2)
164:7;167:1
farms (1)
164:8
fast (3)
50:15;58:12;148:9
favor (2)
11:15;120:25
favorite (1)
73:25
feature (2)
47:4;143:4
fee (7)
34:11;38:11,14;
40:3;55:21;59:10,15
feedback (1)
128:8
feel (6)
30:3;65:20;90:8;
104:24;155:18;
176:14
fees (8)
16:23;32:25;33:2,
18,19;38:19;59:5,11
fee-simple (5)
16:20;37:18;41:5;
52:9,19
feet (16)
7:6;39:17;52:5;
84:23;97:15;119:13,
13;121:6;131:6;
135:4;160:22;
161:20;162:23;
165:17;166:19;
181:16
feet's (1)
85:3
fell (2)
185:14,15
felt (1)
44:15
fence (17)
32:5,7;51:6,7,8,15,
16;66:16;81:20;
142:7;169:3;172:3,
11,12,13,14,16
fences (1)
114:11
fencing (1)
141:17
festivals (2)
71:11,12

few (1)
138:1
fifty (1)
102:13
fifty-six (1)
4:6
fight (2)
179:14;182:24
figure (3)
4:16;40:21;53:14
figures (1)
3:19
Fil-A's (1)
146:25
file (2)
40:12;74:25
filing (1)
40:19
fill (5)
64:16;87:2;89:2,23;90:7
fills (1)
87:1
financial (1)
56:5
find (21)
3:20;6:21;48:25;64:1;82:18;116:12;129:10,11;135:15,15;136:25;137:21;147:22;149:19,23;150:2,6;158:11;162:25;163:7;173:13
finding (2)
129:13;143:20
fine (13)
69:15;71:12;75:12;92:17;98:10;103:8;109:8;111:9;123:9;134:21;152:17;155:25;173:8
finish (1)
139:15
Finished (1)
54:12
fire (10)
5:3,4,6;25:1;84:2;99:3;120:13,13,14,21
firemen (1)
120:13
First (20)
3:16;4:20;8:17;11:18;15:2;21:9;23:11;38:15;41:10,18;46:7,12;50:21;65:5;80:7;95:24;120:15;124:25;139:8;173:21
first-hand (1)
46:6
five (5)
5:6;7:7;83:15;98:21;150:9
five- (1)
92:15
Five-minute (1)
92:19
flag (19)
163:2;164:2,10;165:2,8,10,11,16,19,22,25;166:5,14,16;167:9,12,25;169:3,6
flagrant (1)
170:16
Flags (1)
165:24
flat-screen (1)
161:3
flattered (1)
103:25
Fleetwood (1)
20:1
Fleming (174)
3:8,9;4:9,13;5:19;6:3,9;7:24,25;9:6,7;11:21;12:6,7;13:8,9;14:3,6;15:23,24;18:4,21;19:2,8,12,14,16,19,23;20:2,6;26:18;29:12,17,21;37:16,25;38:6;40:24;56:15;58:25;59:3,11,23;60:9,18;61:8,9;62:7,10,15,24;63:6;64:3;66:20,23;67:2;74:24;80:21,24;81:3,6,10;88:24;89:13,16,17;92:13;97:11;102:1,7,9,16,23;103:5;109:9,12,16,19;111:11;122:24;123:21,25;125:4,12,14,18,21;128:11,14;130:11,14,21;131:1,13,15;132:20,24;133:3,9,12,18,25;136:19,23;137:6,11;138:21,22;139:7;140:24;150:16;152:21;153:4;159:9;160:15,20;161:22;162:3,7,10,20;163:1,4,11,16,19,22;164:4,17,22,25;165:4;166:21;167:12,15,17,24;168:2,6,8,12,15,19;169:11,13,16,24;171:3,14,19,24;173:17;174:24;175:6,11,16;176:22;178:17,21;179:4,7,18,21;181:1;182:6;186:6,20,21;187:3,16,17;188:7,8
flies (1)
30:18
flip (1)
21:18
floating (1)
153:16
flora (1)
159:19
flour (1)
73:4
flowers (3)
77:6;177:15,17
fly (1)
58:11
flyers (1)
77:20
focus (1)
53:4
folks (5)
27:17;30:7;86:7;122:2;156:6
follow (3)
14:25;58:12;95:15
follows (1)
70:10
fooling (1)
115:9
foot (1)
182:11
footage (1)
162:5
footprint (7)
98:1,9,13;101:16,24;104:25;119:7
forever (1)
112:9
forget (1)
83:24
forgetting (1)
57:10
forks (1)
158:7
form (10)
64:9,10,12;86:25;87:1,1,2;116:5;126:24;181:25
format (1)
83:18
formed (1)
182:12
former (1)
27:1
forming (2)
37:2,3
forms (2)
90:7,10
forth (7)
10:3;65:19,19,23;74:2;112:20;182:23
forward (11)
17:5;26:2,23;28:16;76:12;85:11;97:8;98:14;135:2;158:19;166:18
found (3)
25:2;73:3,9
foundation (1)
169:23
four (9)
5:6;19:3,10;77:25;83:15;98:21;109:6;120:5;126:17
fourth (1)
139:13
frame (2)
96:3;129:20
framework (1)
152:6
franchise (1)
145:25
frankly (4)
86:6,18;116:14,15
front (54)
10:4;28:2;46:14;117:18;125:9;129:14;141:15;142:2,16,23;143:3,23;148:12;153:17;154:2,12,17;155:24;156:22;157:24;158:2;165:16,20;166:5;167:13,16,18;168:4,10;169:3;171:5,9,13,21;172:2,7,13;173:4,14;174:7,13;175:13;177:1,25;178:6,11,18;179:12,23;180:17;184:21,22;185:2,4
frontage (4)
27:18,21;52:14,15
frontages (2)
140:5;143:21
frowned (2)
23:13;45:13
fudge (1)
53:14
full-time (4)
75:11,17;76:16,21
fully (2)
52:7;134:11
fun (1)
13:24
function (1)
158:25
funded (1)
21:21
furnace (2)
3:21,23
furniture (1)
69:15
further (7)
39:5;41:9;104:8;121:10;126:2;130:14;149:1
future (14)
10:10;22:3,8;25:8;29:24;33:13;35:15;36:4;58:8;59:7;76:12;93:5,6;159:3

G

gamut (1)
67:2
garage (11)
72:20,22;86:17;91:6;93:9;124:21,22;131:9,10;132:9;162:1
garbage (2)
34:15;52:24
gas (4)
4:1;151:19;152:2,3
gate (21)
23:15,18;24:8,9;25:1,3;27:4;28:11;30:4,7,11;31:10;32:7;42:13,16;45:19,24;50:7;51:7,8,15
gated (22)
23:1,2,4,5,11,12,20;24:4,6;25:12;26:19,20,24;27:9;28:18;31:16;32:4;42:1;46:8;50:4;57:11,24
gatehouse (1)
45:20
gates (2)
25:12;44:15
gave (2)
128:7;141:9
gazebo (3)
161:7,8;181:22
Gazebos (2)
160:17;161:25
general (2)
85:7;91:18
generally (7)
25:6;60:5;83:10;85:22;95:6;143:15;174:13
genuinely (1)
103:9
geographical (1)
174:9
Georgia (4)
24:15;95:16;107:3;183:7
geranium (1)
178:2
gets (3)
59:16;95:22;184:17
giant (1)
157:4
give-me (1)
142:1

given (3)
23:16;46:15;
124:24
giving (2)
75:1;148:8
glad (1)
14:9
glorified (1)
42:12
goal (2)
93:3;103:14
goals (1)
74:7
goes (6)
17:16;31:24;36:8;
42:10;113:14,25
golf (1)
24:16
golly (3)
101:6,9,21
good (16)
5:2,5;13:18;16:16;
22:23;42:23;88:6;
90:9;105:1;116:4;
145:1;148:1;155:22;
161:4;166:20;180:6
Googled (1)
158:10
gosh (5)
35:20;101:6,9,21;
103:17
gover- (1)
146:15
government (11)
35:23;37:11;
40:13;42:24;82:20;
112:22;115:6,6,8;
137:1;172:24
governments (1)
39:16
grade (2)
114:19;142:7
grand (1)
144:14
grandfather (2)
74:8;104:14
grandfathered (6)
88:3;94:12;96:14;
103:6;107:21,22
granted (1)
143:7
grass (3)
33:23;35:6;36:22
grating (1)
104:20
gravel (1)
115:1
gray (1)
73:11
great (7)
20:17;25:4;44:20;
114:22;116:19;
151:20;179:11
greater (2)
162:11,13
green (1)
11:10
greenhouse (5)
84:17,18;114:5;
159:8,11
greenhouses (2)
84:4,5
grew (1)
14:1
ground (3)
10:19;181:15;
182:16
ground's (1)
24:2
group (3)
19:3,9;165:22
grow (2)
160:4,8
guarantee (1)
20:20
guess (20)
18:15;26:22;28:9;
29:8;30:6;57:9;
69:24;71:19;72:6;
75:3;85:7;91:25;
112:9;113:12;134:8;
140:22;147:25;
159:1;169:10;184:18
guideline (1)
146:3
guidelines (2)
151:4,10
guiding (4)
97:24;99:2;
100:19;101:23
gullies (1)
171:15
gum (3)
101:6,9,21
guns (1)
106:25
guys (10)
25:18;41:1;48:20;
52:3;54:6;127:20;
134:14;154:23;
167:11;180:24

H

HAEBERLIN (305)
5:15,17,21,25;6:2;
7:1,4;9:16;10:17;
14:14;15:3,7;16:7;
17:9,19,23;18:6,13,
15;19:1,5,22;20:3,7;
22:2;23:9;24:14;
26:21;27:5,8,11;
29:1,15,19,23;30:5,
12,15,18;31:4,6,12;
32:16,18;33:19,22;
34:1,5,8,10;38:24;
40:25;41:15,17,21;
42:4,9;47:3;48:2,5,
12,20;49:13,20;52:3;
53:24;54:5,9,13;
59:4;60:14;61:18;
62:9,12,19,22;63:3,
22,24;65:8;66:2,4,
10,14,19;68:20;70:7,
12;72:9,22;73:1,20;
75:1,2;76:1,18;78:3;
82:10;83:10;84:6;
85:15,21;86:5,10;
87:14;90:15;91:2,5,
9,11;100:2,7,16;
104:2,18;106:14;
107:4,19;108:3,16,
20,25;110:8;111:17;
112:1;113:23;114:9;
115:4,17,20;116:1;
117:10;118:10,12;
119:11,15,18,21;
120:8;121:17,24;
122:4,9;123:3,15,19,
22;124:14;125:20,
22;126:1,13,23;
127:1,7,10,14,18,23;
128:19,23;129:1,16,
20,25;130:3,19,24;
131:4,14,17,22,24;
132:3,6,10;133:16,
22;134:3;135:22;
136:16;137:14;
139:4,8,19;140:15;
141:4,11,14;142:14,
17;144:7,18,21,24;
145:6,10,17;146:4,
10;147:2,15;148:11,
21;149:3,14,18,21,
24;150:2;151:1;
153:6,9,25;154:14;
155:7,11,21;156:5,
10,15,19;157:5,7,14,
19;158:14;159:11,
18,24;160:3,6,10,19,
22;161:8,14,17,20,
24;162:6,9,12,25;
163:5,14,18,21,25;
164:6,14,20,24;
165:3,7,17,21;166:3,
6,8,11,13,24;167:4,
14,16;168:22;169:1,
5,9,12,15;170:4,21;
171:10,23;172:1,12,
18;173:5,8,11,19,23;
174:8,18;175:9,12;
176:11,18;177:3,24;
178:7,14;179:15,19;
180:23;181:7,18,23;
182:14;183:18;
184:10,15;186:7
Haeberlin's (2)
51:18;64:14
half (1)
40:17
Hall (5)
53:22;87:2;
115:17;165:16,20
hand (1)
37:22
handle (4)
7:12;23:1,6;139:9
hands (1)
59:21
handwriting (1)
133:8
hang (1)
177:13
hanging (2)
175:12;177:10
hangs (1)
53:2
Hapeville (2)
80:4,4
happen (6)
22:7;26:19;36:17;
94:6;110:5;116:15
happened (1)
122:14
happening (1)
35:19
happens (10)
21:20;53:21;
95:14;99:3;119:17,
18;158:3;171:6;
184:24;185:6
happy (5)
90:6;92:6;103:11;
153:20;183:11
hard (2)
58:12;129:12
HART (1)
56:18
hate (7)
27:24;49:14;
125:7;142:21;170:7;
183:14;185:7
hauler (3)
157:8,11;158:1
haulers (1)
157:20
head (4)
21:7;67:11;
174:20,22
headings (2)
136:22;137:21
healthy (1)
39:24
hear (6)
57:5;72:2;115:20;
145:2,14;169:17
hearing (13)
14:23;41:17,22;
54:11;91:15,22,25;
124:25;125:3;
126:12;134:1,9;
183:19
hearings (2)
126:6,17
hears (1)
70:18
heart (1)
49:22
heat (2)
157:22;158:1
heating (1)
6:11
heavy (1)
130:5
height (21)
160:18,21,23;
161:4;162:4,8,13,19,
23;163:8,12,18,23;
164:1;165:1,8,15,25;
166:24,25;167:10
help (5)
44:25;64:24;
139:24;147:16;154:6
helping (1)
154:23
hence (2)
17:5;26:2
hereafter (1)
104:7
herein (1)
173:25
hey (2)
112:7,17
high (4)
24:21;141:16;
161:23,25
high-end (2)
44:14;50:4
higher (2)
162:14;165:19
higher-end (3)
27:2;29:8;42:1
highest (2)
29:2;142:3
Highway (1)
47:23
hill (1)
174:12
himself (1)
79:9
hire (2)
80:1,3
hired (2)
80:5;96:8
historic (1)
152:6
hobby (3)
70:1,4;71:19
hoisted (1)
21:23
hold (3)
90:12;116:14;
126:6
holding (1)
35:1

home (36)
38:15,23;48:25;
65:10,24;66:12;67:7,
12,13,17,22;69:23;
70:9;71:2,14;72:15,
18;77:4,5;94:20,22,
23;95:7,9,11;96:21;
97:16,22;99:18;
106:8,9;111:16;
122:13;142:8;184:8,
11
home- (1)
36:17
home-occupancy (1)
66:9
homeowner (8)
36:25;38:10,19;
86:23;108:12;
109:25;112:6;115:5
homeowners (1)
16:22
homeowner's (1)
40:3
homeowners' (7)
21:21;34:23;
36:19;37:1,3,20;
38:11
Homes (2)
111:11;132:8
honest (3)
144:8;147:2;
160:24
hoods (1)
21:4
hook (1)
142:8
hoops (1)
46:9
hope (3)
4:8;36:15;116:14
hope- (1)
134:10
hopefully (4)
23:1;130:9;
134:10;180:25
horizontal (1)
31:15
horse (1)
177:23
horses (1)
177:21
Hoss (1)
80:6
hot (2)
44:18;160:4
hour (3)
75:21,22;183:6
hours (1)
152:12
house (43)
70:25;81:19;82:3;
84:12,23;85:18,23;
94:25;95:22,25;
96:16;97:25;99:3,18;
100:25;101:4;
102:11,19;105:4,6;
108:11;109:5,5;
111:4;119:9,9,10;
120:13,15;121:4,6;
122:11,11;124:10;
130:25;132:12;
135:4;149:6;160:5;
162:15;166:15;
167:21,22
houses (14)
18:12;19:3,10;
20:3;24:18;44:17,20;
73:5,17;83:17;84:9;
121:9;162:17;179:24
Howe (1)
129:3
huge (2)
83:21;171:21
human (1)
116:21
hun- (1)
34:20
hundred (6)
26:7;55:7;56:9;
85:13;135:1;185:19
hundred-acre (1)
55:4
hundred-acre-or-more (1)
54:25
hundred-foot (1)
165:11
hundreds (3)
29:6,6;84:16
hung (1)
177:6
hurricanes (1)
170:2
hurt (1)
116:3
hypothetical (3)
31:22;51:5,11
hypothetically (2)
74:19;77:25

I

idea (6)
6:4;50:20;63:17;
85:7;88:6;116:5
identified (1)
10:17
identify (4)
64:15,24;84:6,14
identifying (1)
106:3
identity (3)
152:5,7,8
ignore (3)
50:22;115:6,8
Illuminated (1)
34:5
immediate (2)
53:22;171:15
immediately (2)
12:20;43:11
Impact (4)
59:10,11,15;71:3
impervious (8)
84:21,25;107:7,8,
11;108:1,7;123:22
implementation (1)
11:13
important (2)
40:25;52:14
impossible (1)
24:22
impression (4)
93:13;95:3;97:12;
180:13
improved (1)
30:20
Inaudible (7)
4:9;64:3;92:12;
170:24;172:21;
180:21;182:9
incidence (1)
120:21
incident (4)
102:19;117:2;
118:6,22
incidental (1)
69:3
include (9)
17:8,13;81:18,19;
90:18;111:2;123:16;
157:1;162:8
included (1)
90:20
includes (1)
164:1
increase (1)
162:23
incurred (1)
24:25
incurring (2)
22:15,19
indicator (1)
72:13
individual (2)
51:19,24
Industrial (1)
176:19
industry (1)
167:4
inevitable (1)
20:23
infill (5)
19:5;100:13;
110:11,25;135:1
infinite (1)
39:22
inform (1)
116:12
information (6)
87:24,25;90:20;
136:11;158:12;
170:18
infrastructure (4)
11:4;16:12;33:4;
35:7
infrequent (1)
87:17
in-ground (3)
165:2;167:25,25
in-home (2)
66:4;70:7
injury (1)
79:13
insert (2)
63:10;125:9
inside (1)
66:12
inspect (1)
17:17
inspected (1)
17:25
inspection (1)
106:18
instance (1)
97:15
instances (1)
25:1
instead (4)
65:9;111:6;
129:14;135:13
insulation (1)
4:3
insurance (2)
34:1;102:11
intend (2)
96:11,13
intended (3)
95:20;96:6;97:3
intent (1)
39:7
interaction (1)
107:11
interest (1)
33:8
interested (1)
136:25
interesting (4)
83:23;86:11;
107:4;155:12
internal (1)
78:22
International (2)
170:14;182:22
interpretation (2)
42:6,8
interrupt (1)
29:13
intertwined (1)
67:25
into (43)
14:16;25:25;27:2;
31:11,24;32:8;34:18;
39:18,19;47:6,15,18,
23,25;48:16;49:6,16;
50:11;51:19;53:2;
55:17;58:14;59:6;
60:7;61:19;63:10;
70:5;90:20;91:18;
102:12;105:23;
118:23;125:10;
145:25;151:17,22;
158:1,6;172:19;
175:2;181:25;
184:21;185:15
invest (2)
144:12,14
investment (2)
122:16,18
investments (1)
26:3
invite (2)
64:23;182:20
involved (3)
14:16;73:8;126:3
issuance (1)
10:16
issue (13)
22:4;39:14;72:6;
75:25;93:21;117:8;
120:7;137:1;143:17;
144:10;145:22;
147:12,14
issued (1)
155:25
issues (6)
9:21;11:4;29:25;
109:11;159:6;182:25
issuing (1)
10:15
item (16)
3:16;8:9;10:5;
14:21,22;15:11,12;
25:17;38:25;47:17;
61:18;130:12;
136:25;184:6;186:4;
187:4
items (4)
9:23;33:6;82:1;
160:15

J

JENKINS (72)
3:2,16;4:10,15;
5:13,16,18,23;6:5,13,
18,23;7:3,13,15,19;
8:7,13,16,22;9:1,15;
11:20,22;12:1,17,24;
13:3,16,18,21,24;
14:2;15:2,8,14,18;
16:6;19:18;54:12,14;
56:14,17;58:2,16,20,
24;59:2;60:22,24;
61:3,16;92:19,23;
134:4,21;138:5,9,16;

179:25;180:3,18;
183:17,25;185:24;
186:11,15;187:7,11,
24;188:2,15
jobber (5)
151:13,16,16,22;
152:13
Johnny (1)
177:7
judged (1)
123:11
jump (1)
46:8
jumped (1)
73:23
Junior (1)
40:18
junk (1)
137:25
jurisdiction (1)
23:24
jurisdictions (1)
151:12

K

Keep (18)
54:23;57:9;68:16;
78:16;95:4;96:13;
97:3;101:14;103:17;
109:7;120:3;122:10,
12,20;130:5;172:18;
182:1;185:8
keeping (1)
131:18
kept (1)
74:25
key (3)
47:17;72:13;
122:17
keys (1)
23:16
kid (1)
185:14
kiddie (1)
184:20
kidding (1)
145:10
kids (2)
180:14;185:4
kids' (1)
184:22
kill (1)
84:22
Killearn (1)
24:15
kind (29)
10:21;23:20;
38:25;39:10;43:5;
45:12;47:3,4;50:15;
67:11;68:6;75:14;
82:1;83:18;86:25;
95:9;98:5;99:4;
107:12;117:15;
126:10;135:7;142:1;
165:13;168:14;
170:21;179:14;
180:5;184:23
King (4)
19:8;148:9,13,15
kit (1)
37:7
K-Mart (2)
28:2;38:4
knock (1)
25:3
knowledge (4)
19:6;68:17;75:23;
89:4
known (2)
34:17;86:3
Kroger (1)
28:3

L

labor (1)
4:16
lady (3)
13:19,21;180:9
land (7)
11:1;31:25;32:12;
40:12;53:12;68:13;
115:12
landholders (1)
59:19
landlord (1)
77:9
landscape (3)
11:9;84:8;168:23
language (10)
61:24;62:6,13;
93:21;98:17;134:12;
143:24;180:24;
181:9,12
large (2)
85:2,4
larger (1)
28:7
last (9)
20:10;21:9;25:16;
83:22;113:15;
132:25;141:17;
153:9;156:17
lately (1)
179:23
later (4)
21:19;44:7;90:13;
120:7
Laughter (1)
160:13
Laura (1)
13:20
law (6)
28:15;40:11;
71:17;98:23;113:9,
10
lawn (2)
38:20;179:24
laws (5)
39:22;57:9;
116:22;127:25;128:1
lawsuit (1)
185:1
lawsuits (1)
185:22
lawyer (1)
116:22
lawyers (1)
176:7
lay (2)
11:1;152:19
leading (1)
155:24
lean (2)
75:14,16
leaning (2)
86:19;167:23
learn (1)
69:9
lease (2)
3:18;6:16
leased (1)
4:21
least (5)
14:7;45:11;48:8;
162:14;184:16
leave (4)
47:19;58:8;71:19;
144:20
leaving (1)
65:21
left (4)
35:1;37:24;38:2,5
left-hand (1)
38:9
legal (7)
45:2;60:3;67:1;
103:14;146:18;
174:21;185:5
legally (3)
39:13;88:5;182:25
legislation (6)
103:10,16;107:23;
114:3;118:6;166:11
legislative (1)
96:24
legislature (3)
39:14,21;40:10
legitimate (1)
113:2
less (4)
4:8;55:7;123:4;
130:8
lessee's (1)
6:17
letter (2)
78:2;96:10
letters (1)
97:6
letting (2)
22:7;135:7
liability (2)
24:9;46:15
librarian (1)
114:16
library (1)
114:17
license (5)
65:11;67:8,12;
70:23;72:16
Life (2)
78:6;79:11
limit (5)
44:17;84:21;85:1;
105:25;172:8
limited (4)
10:14,15;145:1;
152:8
limiting (2)
160:25;162:18
line (2)
81:20;83:6
lines (3)
11:3;110:18;
173:22
link (3)
137:3,4,7
list (2)
116:6;164:23
listed (6)
14:18;64:13,15;
108:16,20;163:22
listened (1)
58:4
listing (1)
168:9
literally (4)
11:1;59:18;78:22,
23
litiga- (1)
165:24
litigation (1)
185:22
little (22)
10:25;19:3;27:12;
32:2;43:21;45:20;
71:9;72:10;73:21;
81:19;99:5;102:12;
114:10;127:20;
129:10;143:2;
158:24;167:23;
177:7,8,21,23
Live (4)
21:11;48:23;
69:11;122:8
lived (5)
21:9;24:23;34:11;
45:16;77:3
lives (2)
176:16;180:18
living (1)
43:7
load (1)
129:17
local (3)
39:15;40:13;136:8
locate (2)
154:1;158:13
located (2)
69:2;164:8
location (7)
19:6;25:10;76:25;
78:7;142:12,22;
173:25
locations (3)
53:2;143:5;155:13
Lofts (1)
27:7
logical (1)
60:12
long (25)
6:3;22:20;32:9;
39:24;40:16;66:25;
70:14,23,24;79:13;
85:14,14;98:1;
109:10;118:9;
121:14;127:12;
133:19,20;139:19;
166:2;169:20;173:5;
183:22;185:20
longer (3)
21:14;28:8;155:23
look (21)
10:22;22:10;
41:11;62:6,25;63:1;
73:1;74:13;84:5;
106:12;114:16,17;
135:14;136:3;
137:25;143:10;
148:3;152:11;155:1;
156:20;166:12
looked (8)
18:7;84:7,8;
129:11,11,11;
142:19;180:4
looking (12)
7:7;49:3;56:19;
75:20;135:2,14;
137:21;142:24,25;
149:20;158:22;
163:13
looks (4)
25:14;152:3;
176:25;177:11
loose (1)
50:15
lose (3)
99:3;119:9;122:2
losing (2)
5:7;122:15
lost (3)
112:9;117:4;168:7
lot (70)
4:24;7:10;9:21;

20:9;27:15,17,18,21, 21;30:6;42:13;52:14, 15,17;55:6;60:17; 65:1;68:23;69:2; 76:6;77:6,6;78:15, 15,24;79:6;82:18; 85:4;86:15;87:3,11, 15;93:23;94:6;99:18, 23;100:1;101:20; 104:7;105:1;107:8; 110:2,13,17,18,22; 111:9,14;116:14; 117:17,18,18;119:4; 120:6;134:15; 139:22,25;141:22; 143:14;148:23; 155:12,20;156:6; 157:18;165:9; 171:18;174:4,17; 180:19;184:20
lot-of- (1)
130:24
lots (25)
20:12;27:14;37:7; 52:4,9,19;76:23; 78:20,21;81:1,9,13; 83:11;85:1;93:6; 94:2;110:3;111:3; 124:4,9;139:23; 143:20;148:18; 154:7;170:9
love (1)
75:1
low (1)
29:6
low-level (1)
80:6
lumber (1)
69:19
lump (1)
163:5

M

ma'am (3)
62:9;67:3;130:13
macro (1)
114:22
mad (1)
39:21
mailbox (1)
34:3
main (9)
23:13;31:23,23; 32:1;42:11;43:3; 51:12;94:7;98:9
mainly (1)
158:7
maintain (10)
18:2;24:22;26:6; 32:25;33:4;38:20; 39:23;43:2;95:21; 112:12
maintaining (1)
16:25
maintenance (2)
26:13,14
major (5)
91:1,3,6,7,10
majority (1)
45:11
making (6)
26:4;36:5;69:15; 99:11;128:15;156:13
man (2)
162:2;166:4
manage (1)
86:7
management (3)
86:5;154:22; 158:25
man-cave (1)
161:2
mandate (2)
11:10;40:2
mandated (1)
157:2
mandatory (1)
89:22
Manor (1)
27:2
manufactured (1)
177:7
manufacturer (1)
176:4
manufacturer's (1)
175:21
many (14)
5:11;9:24,25; 16:24;32:21;56:23; 62:3;76:8,8;105:18, 24;143:5;156:20; 185:11
maps (1)
45:18
Maria (3)
57:11;58:13; 151:11
marijuana (2)
159:24;160:9
marine (1)
182:17
marine-container (1)
170:22
market (1)
44:18
marks (2)
158:2,5
Mart (1)
165:12
massage (1)
68:16
master-metered (1)
41:3
masts (2)
164:2,11
match (2)
10:22;150:24
material (2)
159:19;161:15
materials (2)
24:1;43:5
matter (7)
51:25;68:7;73:11; 88:23;95:5;105:10, 13
maximum (3)
86:15;160:23; 165:8
may (33)
18:5;19:14;22:3,9, 17;36:12;41:1;59:6; 60:11,11;83:15; 85:12;86:9;90:3; 104:7;105:3,6; 122:14;130:11; 137:17;143:4;148:6; 149:3;163:14; 166:17;167:4;174:1; 181:8,11,14;182:19; 183:1,21
Maybe (11)
21:24,24;32:2; 45:22;69:16,18; 78:16;80:1;132:3; 136:22;165:17
MAYOR (83)
3:2,16;4:10,15; 5:11,13,16,18,23;6:4, 5,13,15,18,20,23;7:3, 13,15,19;8:7,11,13, 16,22;9:1,15;10:12; 11:17,20,22;12:1,14, 17,24;13:3,16,18,21, 24;14:2,14;15:2,8, 14,18;16:6;19:18; 25:7;54:12,14;56:14, 17;58:2,16,20,24; 59:2;60:22,24;61:3, 16;92:18,19,23; 134:4,21;138:5,9,16; 179:25;180:3,18; 183:17,25;185:24; 186:11,15;187:7,11, 24;188:2,15
McDonough (1)
177:24
McElroy (2)
18:22;38:7
mean (108)
6:10;18:17;24:14; 28:2,4;30:3,13;31:3; 33:22;35:10;37:18; 44:4,5;45:16;46:1, 21,22;53:22;57:7,11; 60:15;66:21,25;67:3, 6;69:7;73:18;76:1, 16;78:10,12;79:11, 17;82:12,17;83:13, 17;85:5,11;86:1; 88:7,25;89:6;91:3; 95:4;104:19,22,24; 106:24;108:17,18, 23;109:4;110:4,6,22; 111:2;112:19;115:5, 13,22;116:16;118:3; 121:7;122:15; 127:25;129:10,17; 135:23;136:7; 139:23;140:20; 141:8;143:9;144:21, 24;145:7;147:18; 148:22,24;153:2,6; 154:16,20;155:14; 156:16;166:13; 169:20,21;170:2; 171:13,14,19;172:3, 6,12;173:6;174:4,5, 18;175:11,12; 176:13;177:6,11; 178:23;180:17;183:2
meaning (2)
94:2;103:10
means (1)
143:22
meant (4)
38:17;39:8;95:18; 159:23
meet (11)
31:20;48:12;57:2, 21;108:7;120:10; 143:12;149:11; 170:15,19,22
Meeting (13)
3:2;65:8;92:23; 126:11;127:3,5,11, 24;128:24;130:1; 160:17;188:15,17
meets (1)
121:14
Meineke (1)
148:1
melting (1)
158:8
member (2)
36:25;58:6
members (3)
10:12;77:20; 135:25
membership (1)
24:17
ment (5)
27:12;54:21; 70:15;118:20;125:5
mention (1)
38:13
mentioned (2)
54:19;163:17
ments (6)
17:22,24;55:1,5; 146:8;168:24
merchandise (1)
71:11
merely (1)
71:18
mess (2)
83:9;115:11
message (1)
135:20
met (2)
52:6;155:23
meter (1)
47:12
method (1)
152:11
might (34)
5:7;6:22;11:10; 28:12;32:11;37:11; 42:6;64:22;65:4; 71:14;73:2;74:9; 77:21;79:12;82:1,17, 18,19;83:18,20,25; 89:9;93:15;103:2; 122:1,2,15;130:7; 131:24;134:13; 135:21;153:20; 160:10;185:21
miles (2)
152:9;183:6
military's (1)
177:16
Mill (1)
56:20
million (1)
24:18
mind (13)
8:12;40:9;51:3; 54:23;64:25;74:6; 93:1;100:22;105:9; 107:6;108:1;111:19; 121:25
mine (2)
101:7,21
Mine's (1)
167:22
minimal (1)
71:3
minute (5)
14:17;86:1;92:16; 163:17;167:21
minutiae (3)
184:21,25;185:7
misheard (1)
169:7
missed (1)
49:19
mistake (2)
133:4,5
mistaken (1)
19:4
mistakes (2)
10:9;104:10
misunder- (1)
48:20
mitigate (1)

84:22
mixed (1)
34:16
modified (2)
115:10;117:1
modifying (1)
65:1
mom (3)
40:11,17;77:3
moment (2)
90:8;183:22
Monday (1)
88:9
money (8)
26:11;34:21;
36:20;57:15;102:11;
152:19;155:20;
156:21
month (4)
26:5,8;127:7,9
monthly (1)
38:11
months (3)
95:16,18;112:8
month's (1)
4:20
Monument (4)
34:4;35:12,22;
36:22
monuments (2)
164:9;167:5
mora- (1)
10:3
moratorium (8)
8:14,19;9:17,18;
10:13;11:14,19;
12:15
more (65)
7:15;8:22;10:5,25;
11:22;12:24;14:15,
16,21;15:14;18:9,24;
22:15;29:8;39:4;
44:24;53:14;56:9;
60:24;62:4;65:20;
75:2,5;78:2;89:21;
90:6,11,16;96:22;
102:12;107:8;110:3;
112:21;114:18,18;
118:5;119:4;120:19,
25;121:10;122:20;
123:4,4,4;124:14,16;
125:7;129:10,14;
130:12;134:12;
137:15,25;139:10;
140:8;143:21;
148:23;156:10;
159:10;161:4;
169:11;172:7;173:3;
179:20;187:7
morning (1)
13:22
most (12)
21:20;31:12;
44:10;71:10;73:5;
83:17;90:6;151:2,12,
22,23;172:8
mostly (1)
65:22
mother (1)
77:3
motion (19)
6:16;8:9,12,16,19;
15:8,10;41:14;60:19;
91:13,18;92:7;
124:25;125:1,3;
138:13;186:3;187:4,
24
mount (1)
182:2
mounted (1)
178:1
move (10)
4:4,5,5,23;14:19;
15:11;76:8,12;121:9;
153:8
moved (1)
187:25
moving (3)
4:7;14:24;97:8
mowing (1)
35:6
much (20)
3:21;14:11,21;
25:6;28:7,7;31:15;
49:21;63:11;72:11,
12;100:1;108:7,14;
127:15;137:14,16,
16,19;182:18
muddied (2)
38:25;76:6
muddiness (1)
41:10
muddy (1)
39:10
multi- (1)
27:2
multi-family (5)
27:20,22,23;
178:14,15
multiple (1)
85:2
MUNI (2)
137:23;138:2
municipalities (1)
22:25
Murray (13)
6:19;55:11,19;
57:4;64:2;86:25;
89:24;104:2;118:10;
149:25;161:1;
165:21;184:19
Murray's (1)
185:11
must (5)
38:17;78:2;170:8;
173:14,16
mutated (1)
103:22
myself (2)
24:23;158:13

N

name (8)
13:19;46:9,10,22,
24;47:1;48:10;170:7
named (1)
45:18
names (1)
46:4
nature (2)
68:23;116:21
near (2)
19:6;53:8
nearby (1)
28:8
nearly (1)
24:22
necessarily (6)
10:24;57:8;68:13;
71:5;84:14;136:20
necessary (5)
10:6;11:15;28:1;
151:24;157:21
need (54)
8:16;9:21;10:7;
15:4;21:12;26:2;
29:25;33:13;39:6;
41:9,11;58:25;59:21,
23;60:15,16;71:4,5;
76:7,12;78:15;79:1,
4,5;81:5;87:23;
90:10,13;102:8;
109:17;111:1,4;
114:4;115:1;117:6,
16;118:5;126:6,21;
128:17;129:24;
133:14,16;137:18,
22;142:6;144:2;
152:17,25;163:12;
165:1;172:23;
182:25;183:2
needed (1)
160:21
needs (4)
76:4;87:24,25;
167:7
negate (1)
50:7
neighbor (1)
72:1
neighbor- (1)
21:3
neighborhood (2)
171:18;175:4
neighborhoods (1)
90:5
neighbor's (1)
82:18
neither (1)
75:24
net (1)
16:13
new (80)
9:24;10:18;17:6,
16,21,21,23;20:12;
35:19;38:21;41:24;
53:24;81:9,12;87:11,
17;88:10,16;94:1,2,
2;95:11,12;96:23;
98:14;99:7,8,18,19,
23;100:1,14,23;
101:1,24;108:11;
109:19;110:12,13,
18,25;111:9,9;
113:20;115:11,12,
12;117:7,14;120:9,
18,25;124:4,6,7,12;
125:24;129:17;
135:2;138:1;140:13,
17;145:17,19;
146:20,25;147:12;
148:9,12;150:4,13,
14,17,19,20,25;
152:22,24;155:5;
158:20
newer (2)
62:5;94:23
News (1)
135:13
news- (1)
78:1
newsletter (2)
114:11;115:2
next (11)
14:25;15:11;
53:21;61:18;112:8;
127:4,7,9;129:25;
162:21;181:2
nice (2)
90:2;144:14
night (3)
72:3;128:24;
183:22
nine (3)
45:16,18,22
nity (1)
24:24
nment (1)
146:16
NNA (2)
135:12;136:10
nobody (3)
36:22;93:25;
180:18
Nods (1)
21:7
non- (3)
82:10;165:5;179:7
nonconforming (1)
107:16
non-counting (2)
164:23;166:22
none (5)
52:6;56:10;93:25;
132:13;162:12
nonexistent (1)
47:17
nonresidential (1)
165:13
nor (2)
75:24;77:5
normal (1)
44:12
normally (1)
169:2
North (2)
37:19,22
Northwoods (1)
142:21
notation (1)
148:25
note (2)
167:9;173:18
noted (1)
140:15
notes (3)
131:18;133:8;
157:1
notice (2)
77:23;129:2
notified (1)
78:1
November (1)
186:5
nowadays (1)
45:12
now-exempt (1)
78:7
nowhere (2)
176:15,24
nuclear (1)
73:8
nuisance-abate (1)
37:6
number (17)
50:24;53:13;
75:19;80:14,15,15;
81:18;83:3;121:15;
122:2;136:24;147:8;
149:18,21;150:2;
181:5;187:4
numbers (1)
123:4

O

o0o- (1)
188:18
Oak (2)
21:12,12
Oakcliff (1)
132:9
objections (1)
166:17

objective (2)
118:11,16
Obliterated (1)
103:23
obliterating (1)
117:20
observation (1)
185:17
obvious (1)
63:14
obviously (4)
63:16;125:11;
174:5;180:16
occa- (1)
45:21
occu- (1)
67:16
occupancy (5)
41:8;65:25;67:8,
12,13
occupation (14)
65:11;67:14;68:2,
3,6;70:8,9,21;71:2,
15;72:15,18;184:8,
11
occupation-tax (1)
70:3
occurred (2)
62:1;185:20
odd (1)
137:21
off (14)
19:11;23:11;32:1;
34:20;42:11;43:11;
46:2;51:12;59:20;
90:12;125:7;133:4;
137:25;185:15
offer (1)
68:20
offered (2)
61:25;76:8
office (3)
10:17;64:14,14
officers (1)
76:24
official (16)
7:5;75:5,8,9,11,17,
18;76:17,18;106:17;
157:19;158:22;
170:9;179:19;
181:24;182:20
offload (1)
137:18
oftentimes (1)
28:7
O-I (1)
6:2
old (12)
6:7;19:20;47:10;
66:5;70:10;101:3;
124:4,9;138:2;
160:23;161:20;167:4
older (3)
22:21;48:9;62:4
ONA (3)
135:12;136:10,14
once (11)
28:18;35:15;
40:10;45:22;46:20;
50:14;63:14;71:16;
78:14;105:10;137:23
one (84)
5:24;10:4,13;
14:15;16:18;19:2;
23:8;28:15;29:6;
34:17;39:7;40:9;
41:11,15;49:15;
50:24;52:12;60:3,7,
16;67:8;68:15,15;
73:25;77:14;78:19;
80:6;82:19;83:16;
84:17;85:7;86:3;
88:8,8;91:18;93:21;
95:10;96:25;98:20;
101:5;104:5,19;
109:22;111:8,18;
113:13;114:12;
118:24;120:20;
124:21;125:7,14,15;
130:8,11,18;131:3,4,
7,11,21;132:7;
139:18;142:22;
144:11;145:18;
146:22;148:2;149:5,
7;161:10;162:21;
163:1;167:21,22;
170:11;173:3;
176:25;177:2;179:5,
20,24;182:23;185:10
one-bedroom (1)
34:14
one-car (3)
83:19;131:9,10
onerous (1)
65:4
ones (5)
14:16;22:4;23:22;
140:17;168:9
one's (2)
22:17;115:14
only (37)
10:15;24:3,20;
51:10;55:4;57:14;
67:5,25;74:11;80:18;
81:22;85:16;86:21;
104:5,11;107:9,24,
25;110:1;125:15;
137:25;142:15;
143:11;146:22;
147:15,24;149:5;
152:6;159:1;168:16;
169:22;171:4;
173:25;174:12,24;
175:1;177:3
onto (3)
32:1;43:6;129:18
open (3)
24:8;25:13;161:11
opening (3)
184:23,25;185:21
operate (2)
69:25;70:1
operating (1)
6:14
opinion (14)
11:12;40:11;
43:10,13;74:5;79:2;
85:3;103:7;116:24;
145:8;147:11;
158:12;167:17;
177:14
opinions (2)
135:23,25
opinion's (1)
50:15
opportunity (3)
134:19;137:24;
183:24
option (1)
153:10
options (6)
23:19;130:20,22;
131:4,7,11
order (5)
3:2;46:8;92:23;
147:9;184:25
ordinance (35)
11:7,7,9;17:2;
20:9;28:20;43:22;
56:1,4;59:24;60:20;
65:22;67:18;72:18;
80:5;94:4,12;125:17;
128:22;134:13;
136:24;139:17;
142:19;143:6;
144:17;145:11,13;
146:12;149:14,15,
17;156:3;163:13;
174:2;184:11
ordinances (8)
39:16;58:12;
65:17;126:16;129:4,
8;137:20;154:3
ordinarily (2)
23:10;77:23
ordinary (1)
117:12
original (2)
119:10;122:3
others (1)
25:24
otherwise (1)
174:1
ought (2)
44:22,22
ourselves (6)
44:24;116:23;
184:24,25;185:5,22
out (75)
3:20;4:1;6:22;
10:19;23:20;26:10;
29:6;34:21;40:21;
47:5,15,23;48:1,16;
49:6;50:2;53:14;
64:17;68:6;70:14,24;
75:22;76:9;77:21;
78:6;80:24;82:18,25;
86:3;87:1,3,12;88:8,
25;89:2,23;90:1,7;
106:1,12;107:5;
114:21;116:5,14;
123:3;136:8,10;
137:23;139:21;
142:20;143:3;
144:11,14;149:16;
150:8,19;152:12,19,
19;153:11,13,15;
155:1,13;156:13;
158:20;160:17;
165:11;177:11,22,
22;178:19;179:23;
180:14,17
outdoor (1)
178:8
outlaw (3)
24:4;57:8;93:2
out-lyer (1)
29:7
outside (8)
4:17;44:17;71:4,7;
133:17;157:13,17,21
over (29)
9:16;19:11;22:10;
34:19;35:4,4,6,7;
36:14;56:20;58:4;
59:17;70:25;82:20;
83:2,3,11,12;122:14;
123:1,6,7;158:25;
165:25;175:19;
178:1,8;182:25;
184:16
overall (2)
99:2;167:10
override (3)
23:15,16;24:8
oversight (2)
154:23;158:25
own (11)
16:20;21:24;
36:24;37:18;38:20;
41:5,6,6,7;49:1;
101:4
owned (6)
34:14;38:16;77:5;
94:25;101:3,4
owner (14)
49:1;64:18,19;
77:2,13;79:9;100:23,
23;101:1,3;112:7;
144:2,3;147:14
owners (3)
39:20;76:23;
144:11
owners' (1)
36:18
ownership (3)
37:11,18;40:2
owns (2)
32:22;49:2

P

pad (4)
103:20;157:13,16,
20
page (14)
63:11;64:5;99:24;
129:14;139:11;
141:6;149:10;
173:17,19,21;181:4,
13;184:3,6
pages (2)
62:8;63:9
paid (8)
6:6;34:12,14,17;
37:6,8;38:19;41:4
paint (5)
73:15,17;88:9;
177:17,17
painted (1)
88:16
painting (3)
4:25;73:14,15
Pam (2)
132:2;176:16
papers (1)
90:11
paragraph (6)
63:1,5;73:25;
118:9;139:12,14
parallel (1)
47:9
parcel (3)
32:21,22,23
Pardon (4)
34:8;39:18;42:20;
63:12
parents (1)
171:20
Parents' (1)
173:9
park (1)
48:24
parking (40)
7:1,1,8,9;27:14,15,
25;28:1,7;31:10,16,
18;42:13;46:2;47:6,
9,11,15,19,23;48:1,
22,24,25;49:1,7,7,8,
15;51:24;71:5,6;
130:16,18;131:3,5,
11,12;133:24;157:18
parks (1)
171:20
parlors (1)

68:17
part (22)
19:23,25;20:22;
30:7;31:6;39:15;
42:23;45:23;55:10;
59:24;69:11;78:11;
80:4,12;87:19;90:6;
110:2,23;119:22;
182:1,15;184:7
particular (6)
48:14;75:25;
90:14;152:15;154:6;
168:8
particularly (4)
23:11;93:17;97:1;
108:24
parts (2)
11:8;125:16
part-time (1)
75:8
pass (10)
12:15;20:9;28:21;
52:24;53:20;57:7,8,
10;65:5;86:1
passed (1)
10:14
passing (1)
53:23
past (6)
10:8;16:19;50:14,
18;52:23;166:3
pation (1)
67:17
paved (13)
21:4,12,15;32:2;
57:14;71:6;130:18;
131:3,6,20,21;
133:11,12
pavement (1)
30:22
paving (2)
16:25;24:1
pay (9)
32:24;38:11;
55:21;57:15;59:21;
67:23;70:20;89:3;
183:7
paying (2)
26:13;75:21
payment (1)
68:7
pays (1)
68:2
Peachtree (7)
28:14,19;46:6,7;
57:5;148:10,13
people (66)
4:21;16:20;20:21;
24:25;26:4;31:2;
32:24;33:1,10,15;
37:7;43:7;44:18,25;
47:5,13;49:6;54:22;
55:16;71:7;78:23;
83:11,15;85:12,22;
86:1,3;88:21;90:6;
94:2;111:22;112:11;
114:12,23;116:3,13;
121:9;123:6;135:8,8,
17,18;136:9,17;
139:25,25;140:4;
143:10,19;147:16;
148:3;154:24;
156:20;158:20;
160:8;161:1,18;
177:5,21;178:2,5;
180:8,18;183:3,15;
185:12
people's (3)
73:5;115:23;183:5
per (4)
7:7;22:17;53:14;
94:14
perceived (1)
81:24
percent (6)
96:21,22;123:2,2;
135:1;185:19
percentage (3)
83:12,14;122:22
perception (1)
29:8
perfect (3)
25:4;126:4;155:18
perfectly (1)
123:8
perform (1)
106:17
pergola (2)
161:7,10
pergolas (4)
65:2;84:1;160:17;
161:25
perhaps (2)
54:23;71:1
period (11)
81:13;93:25;
94:12;96:19;105:19;
110:25;112:4,5,15,
18;150:10
Permanently (2)
169:24;170:1
permit (15)
9:17;17:14;41:7;
76:24;85:23;106:7,
15;113:19,22;114:5;
141:23;143:20;
148:7;153:14;181:11
permits (7)
10:15,16;78:13;
90:23;95:21;97:5;
156:1
permitted (4)
66:12;80:21;81:1;
174:1
person (8)
47:18;68:2;78:20;
94:24,25;95:18;
153:11,13
personal (2)
112:22;167:17
personally (4)
128:4;147:11,12;
179:13
personnel (3)
24:7;44:24;46:16
person's (1)
61:24
perspective (2)
9:22,23
pervious (1)
108:8
petard (1)
21:24
petition (1)
20:21
petitioning (1)
24:20
philo- (1)
121:7
philosophical (1)
45:3
philosophy (1)
44:21
photograph (1)
79:4
photographs (2)
78:23;103:21
pick (9)
6:7;63:18;73:19;
112:8;118:14;
142:21;152:2;
157:25;185:12
picture (2)
79:5;103:19
pictures (2)
73:16;79:8
piece (3)
31:25;103:16;
107:23
pieces (1)
69:18
pier (1)
182:7
piers (1)
181:16
Pimsler (1)
80:5
pin (1)
67:11
Pine (1)
48:1
pitched (1)
151:19
pits (1)
84:2
Pittman (45)
3:10,11;5:11;6:1;
7:14;8:1,2,21;9:8,9;
12:8,9;13:10,11;
14:12;15:25;16:1;
60:23;61:10,11;
138:23,24;171:1,11,
17;173:9;174:3,16;
175:5;176:13,20;
178:10;179:9,12;
180:6,11,15;186:10,
22,23;187:18,19,25;
188:9,10
place (15)
5:5;45:25;60:11,
12;123:6;140:5;
142:15;147:22;
148:2,16;152:12;
153:17;156:22;
166:20;174:12
placed (1)
61:23
places (3)
143:1,2;172:8
plan (2)
43:11;47:22
planned (9)
54:20,21,24,25;
55:2,3;56:8,9;127:19
Planner (9)
11:14;47:18;50:1;
60:10;64:23;75:14;
141:2;153:11;154:19
planner-speak (1)
49:21
planning (14)
23:12,19;28:16;
57:18;58:5,5;127:2,
4;128:2,5,25;129:3,
5,6
plans (1)
56:25
plant (3)
144:22;159:18;
161:14
planted (1)
77:6
planter (1)
178:2
platform (1)
141:20
play (5)
65:3;175:24;
176:3,6,8
playground (6)
171:5,8,12;172:9;
174:25;175:17
Plaza (1)
142:21
please (10)
3:3;7:19;13:3;
16:9;51:3;61:3;
64:25;74:6;100:21;
105:9
pm (2)
12:22;188:17
point (28)
5:24;10:7;25:8;
29:3;36:7;41:1;53:8;
60:4;70:17;71:16,18,
20;76:17;78:14,21;
97:18;109:15;
110:22;113:15,25;
115:14;134:6,8;
141:21;152:7;158:8;
182:19,21
pointed (1)
106:1
points (2)
24:21;31:17
pole (11)
165:8,11,16,19,25;
166:5,14,16;167:9,
12;169:3
pole-mounted (1)
162:22
poles (6)
163:2;164:2,10;
165:2,10;167:25
pole's (1)
169:6
police (5)
25:1;28:12;30:25;
33:9;46:13
policeman (1)
79:12
policies (1)
40:23
policy (5)
16:16;26:16;
28:24;53:17;54:6
politically (1)
28:19
ponds (1)
84:9
pool (8)
5:14,20,22;84:11,
12,12;122:11,11
pop (2)
40:11,17
porch (2)
178:6,11
portable (1)
169:14
portion (1)
54:11
position (2)
33:3;34:25
positive (1)
147:25
possibility (1)
59:7
possible (7)
37:10,12,15;57:25;
76:9;84:15;126:4
possibly (3)
139:24;146:2;
184:4
post (3)
52:25;143:1;

148:22
posted (4)
63:21,25;137:17;
138:2
postpone (3)
138:14;186:4;
187:4
potential (2)
33:13;44:6
potting (1)
84:18
pour (4)
182:1,2,11,15
poured (1)
169:23
power (3)
3:25;28:12;73:8
powers (1)
75:10
practice (1)
126:10
precheck (1)
72:10
precludes (1)
55:5
predating (1)
111:14
pre-existing (1)
130:24
prefer (2)
12:19;88:1
preferential (1)
136:3
preformed (1)
181:16
prepared (3)
59:21;62:5,13
presence (1)
142:4
present (1)
22:9
Preservation (1)
165:23
presumably (1)
18:1
pretty (5)
25:5;114:20;
148:7;164:3;170:16
prevent (5)
24:4;35:18;37:14;
42:13;53:5
previous (5)
17:20;114:9,23;
117:13;158:15
previously (4)
62:1;66:5;94:3;
142:19
priate (1)
91:13
price (3)
24:21;29:2;53:8
primary (1)
59:16
principal (23)
68:24;69:3,4,22;
72:11,23;87:11;93:6;
94:8;97:14;101:10;
104:6;107:13;117:2;
118:23;120:9,18,18,
22;121:2;123:12;
141:1;143:12
principle (4)
97:24;99:2;
100:19;101:23
Printing (2)
148:9,17
prior (2)
80:22;89:7
private (67)
16:13,16,21;17:3;
18:5,8,17;19:4;20:4,
7,15,19,20,25;21:13;
22:3,15;23:3;24:19,
22,24;25:5,10,15,20;
26:25;27:25,25;28:3,
10,15;29:15;31:19;
32:3,4,20;38:17;
39:20,23;43:2,17;
44:4,5,11;45:12;
46:18;50:3;53:7,11,
15,18;55:3,4,8,9,15,
16,25;56:3,7,10,18;
57:6,12,19;59:25;
172:25
private- (1)
52:8
privately-held (1)
135:24
privies (2)
104:13;138:3
pro (3)
32:22;34:13;71:20
proactive (1)
33:16
Probably (36)
4:8;7:5;25:18,25;
26:6;29:4,5;31:15;
42:5;52:21;53:12;
59:12;60:7;65:4;
70:2;71:2,3,12,21;
74:22;78:15;83:14;
84:21;85:16,24;
104:12;108:6;109:8;
122:19;134:7;
137:22;158:16;
173:12;175:22;
181:21;183:11
problem (24)
16:12;20:25;
22:20;25:6;34:22;
37:2;53:9,16,16;
56:19,22;57:17;67:5;
82:20;86:6;90:13,14;
107:12,15;136:1;
140:13;141:16;
143:13;178:16
problematic (1)
83:25
problems (5)
33:14,15;36:9;
143:9;177:10
procedure (2)
117:6,7
process (6)
18:18;78:11,12;
111:20;118:7;156:16
products (1)
170:7
professional (1)
60:10
prohibited (1)
169:18
prohibiting (1)
32:19
project (1)
97:8
projects (1)
11:9
prolong (1)
55:13
promise (1)
159:25
promote (1)
22:3
Properties (3)
24:16;143:14,21
property (16)
5:24;20:18;28:3;
32:5;37:19;38:16;
64:24;78:1;79:9;
81:20;83:6;106:12;
112:7,22;144:2;
172:25
proposal (2)
41:25;125:24
propose (1)
167:10
proposed (3)
143:5;147:1;159:4
protect (1)
31:11
prototype (1)
147:4
prototypical (1)
94:6
proud (1)
146:15
prove (3)
86:22;96:5;97:4
provide (5)
26:3;130:17;
137:2,4;147:25
provided (2)
61:22;174:2
provides (2)
5:21;139:21
providing (1)
151:23
provision (6)
17:2,4;29:19;
32:19;181:7,10
provisions (3)
11:4;24:7;26:23
public (79)
14:23;17:5,24;
18:2,19;19:7;20:12,
22;25:21;26:1,15,16;
27:18,19;30:3,14,17,
19,20;31:3;33:7,8,
11,12;35:5,21;36:5;
38:18;40:23;41:17,
21;42:17;43:14,19;
44:7,22,22;45:6;
46:21;47:12,16,18,
20;48:18;49:4,6,17;
50:7;51:21;52:5,10,
10,15,18,20,21;53:3,
25;54:10,18;56:3,11;
91:15,20,22,25;
112:4;113:18;
124:25;125:3;126:6,
11,17;129:6;134:9,
18;143:21;172:19;
183:19
PUD (1)
55:6
pulls (1)
157:24
punish (1)
93:14
purchased (1)
38:15
pure (1)
177:11
purpose (3)
17:1;172:6,16
purposes (4)
70:2,4,5;172:4
pursue (1)
155:21
put (69)
8:17;10:3;27:3;
28:15;32:5,6;33:3;
38:22;40:5;45:24;
51:6,8,15;55:3,13;
56:1,3;60:7,12,20;
66:20,22;69:18;90:1;
95:9,19;98:22;
102:12;105:24;
112:25;113:1,21;
117:5;119:13;120:5;
125:7;129:4;140:3,5;
141:23;142:2,22;
143:2;148:2;150:10;
153:17;156:22;
160:21;161:18;
165:1,11;166:4;
167:9;170:10;171:6;
172:9;174:9,12,19;
176:15;177:15,17;
180:14,17;181:22;
182:11,12,13,23
puts (1)
164:14
putting (7)
50:7;69:10;
112:20;115:2;
148:25;174:6;180:7

Q

QOL (4)
85:25;86:2;88:9,
22
qualified (3)
49:10;144:4,4
qualify (3)
71:3;86:22;111:24
qualifying (2)
174:9,19
Quality (3)
78:6;79:11;141:16
quandary (1)
153:20
quantifiable (1)
174:11
ques- (1)
22:24
quibbling (1)
123:1
quickly (2)
10:20;141:18
quite (5)
4:17;86:6;89:17;
108:5;152:22
quote (2)
144:4,4
quote/quote (3)
39:9;47:6;53:3
quote/unquote (3)
11:12;134:13;
158:5

R

R-1 (14)
18:9,23;20:2;23:5;
61:20;62:13,14;
63:23,24;66:6;72:7;
117:16,16;123:19
R-4 (1)
37:16
radio (2)
164:2,10
range (1)
29:5
rata (1)
34:14
rate (1)
32:22
rather (2)
18:9;178:10
Raymond (1)
179:24
re- (1)

136:11
reach (1)
84:25
reaches (1)
157:22
read (7)
12:15;114:13;
125:24;126:5;
140:19;164:6,18
readdress (1)
164:18
reading (3)
11:18;80:25;92:3
ready (1)
85:17
real (9)
23:16;57:17;
106:18;120:8;125:9;
144:1,9;147:14;
166:14
realize (2)
171:4,19
really (41)
9:23;24:3;25:14;
32:11;35:13;39:1;
45:1;46:1;47:15;
51:13;66:14;68:10;
72:7;75:20;81:10,25;
82:2;84:20;85:1;
89:9;93:8;96:24;
104:19;110:4;
112:10;113:7,7;
115:4;116:15;
117:11;122:21;
127:19;130:5;135:5;
143:3;147:16;149:4;
154:9;160:25;
168:23;175:7
reapplied (1)
153:14
rear (6)
143:22;147:22;
148:13;173:14,16;
174:1
reason (5)
10:18;23:13;
76:13;140:3;150:17
reasons (3)
11:12;41:11;52:12
rebuild (2)
96:23;106:7
rebuilt (1)
94:22
recall (3)
48:5;130:4;158:14
receipt (4)
67:15,17;68:6;
70:3
received (3)
17:13;90:19;157:8
recently (1)
90:21
recess (3)
92:21;126:10;
134:7
recessed (1)
61:20
recommend (3)
118:3,4;134:6
recommendations (1)
175:21
recommended (1)
77:20
reconfigure (1)
98:23
reconstructed (1)
122:1
record (8)
74:14;76:25;78:6;
80:8;111:14;113:4,
16;130:25
Red (1)
21:12
redone (1)
114:6
reduce (1)
80:20
refer (2)
144:19;145:12
reference (4)
63:4;139:16,16;
149:8
references (2)
62:19,22
referring (4)
48:17;55:11;62:8;
137:9
reflect (1)
14:24
regard (3)
10:21;97:1;120:3
regarding (2)
111:16;181:8
regardless (1)
181:14
register (8)
64:9;78:17;94:14,
15;106:25,25;112:5,
8
registered (2)
46:11;112:18
registration (4)
74:1,4;105:16;
112:22
regula- (1)
60:7
regular (1)
127:11
regularly (1)
65:23
regulate (5)
93:24;113:9;
185:2,3,4
regulating (2)
113:7;120:17
regulation (9)
40:16;71:17;87:8;
93:1;94:13;149:25;
151:3,12;175:10
regulations (7)
40:6,22;44:10;
45:8;60:6,15;151:24
regulatory (1)
59:5
relate (2)
11:5;120:1
relative (3)
9:23;20:9;135:18
relayed (2)
29:3;170:18
relevant (4)
11:8;23:24;63:10;
96:3
religion (1)
116:23
relocate (1)
101:20
rely (2)
27:17,21
remain (3)
25:13;120:5;121:1
remainder (1)
141:21
remaining (3)
93:11;95:13;117:3
remember (12)
29:1;32:19;45:20;
47:3;52:3,14;84:21;
131:5;136:2;147:15;
151:10;157:5
reminder (1)
115:2
remove (5)
28:11;101:18;
124:18;140:18;
147:19
renovation (1)
141:20
rent (4)
4:20;5:7;6:6,7
rental (1)
27:23
rented (1)
77:4
repair (1)
7:9
repairs (1)
43:20
repaved (1)
22:22
repeat (1)
184:12
replace (1)
88:15
replace- (1)
118:19
replacement (1)
118:20
replete (2)
104:9;178:8
replies (2)
116:9,9
report (3)
94:16;129:2,5
represent (1)
94:9
representing (1)
170:13
represents (1)
143:1
request (3)
15:1;89:23;185:18
require (7)
41:21;48:6;50:5;
64:12;82:1;89:25;
172:2
require- (1)
146:7
required (13)
10:24;11:11;
20:12;39:18,19;46:9;
47:22;52:9;88:5;
113:11,19;128:21;
147:13
requirement (11)
6:17;40:5;52:4;
83:12;107:13,17;
133:23;140:2,9;
142:11;158:24
requirements (7)
10:21;108:1;
120:10;121:2;
123:20;130:17;
133:21
requires (1)
80:19
requiring (1)
140:12
research (2)
22:25;158:9
researched (1)
158:8
reserve (1)
60:21
resi- (2)
18:23;89:4
residence (3)
73:3,4,10
resident (1)
74:12
Residential (6)
61:21;104:5,6;
142:7;165:9,13
residents (4)
16:14;89:1,8;90:5
respect (2)
147:11;185:17
respectfully (1)
146:5
respond (1)
149:1
response (15)
7:17;8:24;11:24;
13:1;15:16;58:18,22;
61:1;114:21,24;
138:7,11;186:1,13;
187:9
responsi- (1)
173:9
responsibilities (1)
76:4
responsibility (2)
16:22;37:4
responsible (1)
36:9
rest (5)
39:10;41:10;
83:15;176:14;180:19
restaurant (7)
140:2;143:16;
144:13;147:19;
148:5;153:19;155:10
Restaurants (1)
143:15
restored (1)
119:10
restoring (1)
99:4
restricting (1)
54:17
restriction (2)
163:18;164:7
restrictions (1)
164:16
results (3)
10:1;145:1,1
resurface (1)
45:21
retained (1)
121:2
retaining (1)
7:10
retroactive (2)
17:10;56:2
retroactively (1)
156:13
review (3)
106:20;127:20;
129:8
reviewing (1)
84:4
rewrite (6)
29:25;30:1;37:17;
39:11;117:16;128:22
rewrites (1)
59:8
rezoned (1)
151:21
Rhonda (2)
68:2;90:15
Rhonda's (2)
103:20,21
rid (2)
39:22;103:25
ride (1)

31:2
Ridge (1)
27:2
right (98)
13:16;16:6;25:10;
29:12,13;30:3;32:14;
38:1;42:11;43:1,11;
49:12,23;51:12;
60:16;64:13;66:18;
67:14;68:14,18;
70:22;71:13;72:24;
76:5;79:18;80:10;
81:2,12,21,22;83:4;
85:20;89:18;91:4;
97:20;98:6,16,25;
99:20;100:4,17,21,
24;101:8,15;103:12;
105:12;108:6;
109:15,18;110:13,
20;111:10,18;
112:24;119:14;
121:22;122:5;123:8,
13,24;124:5,13;
125:25;126:3,8;
127:13,19;128:16;
130:1;132:22;
135:11;137:10;
141:6;143:10;144:6,
17;147:22;148:9;
149:12;151:5,5;
152:22;153:12,15;
154:1,8,12,16,17;
155:20;163:13;
166:21;168:11,12;
169:17;183:17;
184:23
right- (1)
37:21
right-of-way (8)
35:14;47:10,12,19;
52:5,22;53:3;172:19
right-of-ways (1)
52:24
rights (2)
112:13;183:5
right's (1)
38:4
road (17)
11:4;23:25;26:13,
14;28:8;31:3,18,19;
37:15;43:17,19;
56:20;60:1;140:5;
142:24;143:21;
182:18
roads (8)
17:24;18:2;23:23;
24:11;38:18;50:5;
57:12,21
roadway (1)
32:21
roadways (1)
17:17
Roche (242)
3:12,13;8:3,4;9:10,
11;12:10,11;13:12,
13;16:2,3;19:13,15;
30:2,10,13,16;31:2,
5;35:17;45:15;46:20,
24;48:10;53:20;54:3,
8;61:12,13;62:16;
63:20,23;64:1,6;
69:7,24;70:11,13,22;
71:13,23,25;72:5,20,
24;73:18,21;75:3,16;
76:15,19;78:10,25;
79:3;80:1,10;82:21,
25;83:4,8;85:5,20,
25;86:8,11,18;88:7,
13,19,22;90:8;91:12,
20,22;92:5,7,9,13,17;
97:10,23;98:4,7,18,
24;99:19,25;100:4,
15,18,24;101:13,22;
102:3,14,21,25;
103:3,8,12,18;
104:21;105:12;
106:1,21,24;107:3;
108:4,9,19,23;109:1,
10,14,18,21;110:7,9,
15,19,21;111:5,8;
112:23;115:10,22;
116:11,18,20;118:8;
119:1,3,6,14,16,19,
22,24;121:12,18,21;
122:5,8,23,25;
123:13,17,24;124:2,
5,13,24;125:25;
127:2,9,16,22,25;
128:4,9,12;129:9,19,
22;130:9;132:18;
134:16;135:11;
136:4;137:4,10;
138:15,25;139:1;
141:5;144:6;145:9;
149:9;150:4,13;
152:15,24;153:7;
155:5,9,17;156:2,8,
12,18,23;159:5;
160:8;161:6,12,16,
19;162:14;165:15,
18;166:19;167:3,20;
168:1,4,7,11,13,18,
20,25;169:4,7,19;
170:1,20;172:15;
177:20;178:4,12,25;
179:5,13,22;180:1,4,
9,13,16;181:2;
183:14,20;186:3,8,
24,25;187:20,21;
188:1,11,12
rocking (2)
70:13,24
rocks (1)
177:17
roll (11)
3:3;7:19;9:1;12:1;
13:3;15:18;61:3;
138:16;186:15;
187:11;188:2
roof (2)
34:1;161:9
roofs (1)
151:19
room (3)
56:21;102:22;
108:14
rope (2)
171:6;175:13
Roswell (1)
157:16
roughly (1)
7:8
route (2)
74:20,23
R-SFA (3)
39:8;41:4;53:25
Rubbermaid (1)
169:14
rule (8)
21:2;50:21,24;
95:6,15,17;96:21;
135:2
rules (17)
40:14;96:20;
98:14;99:5,16,19;
100:14;101:24;
108:11;110:25;
111:22;121:18;
123:17;124:4,6,12;
185:11
run (1)
26:10
runners (1)
181:15
running (1)
172:19
runs (1)
36:20
rural (1)
177:12

S

safe (2)
45:10;105:3
sale (1)
37:9
same (24)
11:16;18:18,19;
28:6;58:10;65:10;
68:12,23;69:2;72:1;
77:4,21;94:24;95:9;
96:16;97:22;98:1;
99:24;100:19,23;
119:11;139:5;152:4;
181:22
sanitation (2)
89:1,3
sat (1)
84:16
sation (1)
185:21
save (2)
120:14,22
saw (1)
72:2
saying (30)
5:23;30:11;43:25;
48:15,17;79:22;85:6,
8;86:6,9;96:16;97:6;
99:1,5,14;100:18;
102:4;105:8;108:13;
110:10;113:6;114:1;
116:5;117:12;
149:10;152:17;
168:13,21;169:21;
183:21
scary (1)
117:15
scenario (12)
36:16;42:11;54:2;
71:8;79:19;97:19;
98:11;106:1;107:4;
108:6;111:19;130:15
schedule (1)
112:17
scheduled (1)
14:22
science (1)
71:17
Scott (17)
9:15;24:13;54:12;
58:24;60:10;61:17;
68:1;75:8;87:9,24;
93:3;96:9;116:25;
128:17;140:21;
144:16;172:17
Scott's (1)
185:17
se (1)
94:14
sea (1)
51:23
search (1)
137:20
second (18)
7:13,14;8:21;
11:20,21;12:17,23;
15:9,13;41:15;60:22,
23;127:10;138:15;
139:12;186:10;
187:6;188:1
Section (23)
14:18;20:14;
54:21,24;60:20;
61:20;62:23;68:24;
72:10;104:3;125:24;
149:22;150:9,9;
163:6,15,19,23;
167:7;173:23;
182:12;186:4;187:4
secure (1)
31:16
security (2)
26:3;172:4
seeing (2)
135:2;151:22
seek (3)
77:17;78:2;84:6
seeking (3)
76:23;77:2,11
seem (2)
75:4;98:10
seemed (1)
93:9
seems (5)
25:4;30:17;83:9;
86:19;185:10
sees (1)
70:18
seldom (1)
110:4
self-identify (1)
64:21
sell (4)
37:7;44:19;70:14,
24
selling (3)
37:7;69:15;71:11
send (7)
79:24;116:5;
136:8,10,13,20;
137:12
sending (5)
77:20;91:8;
135:17,24;136:14
sense (3)
49:11;172:6,25
sentence (4)
62:20;73:25;
137:8;139:13
separate (2)
67:24;68:6
separated (1)
111:16
September (9)
126:13;127:17;
129:25;134:8;
138:14;183:19;
186:6,7,8
septic (1)
11:3
serious (1)
152:19
service (1)
43:7
set (10)
20:10;62:2;74:2;
118:15;149:16;
150:8;174:6;179:23;
180:8;182:2
setback (8)
117:19;141:15;
142:23;153:18;
154:2,12,18;155:24

setbacks (2)
107:25;143:12
sets (4)
171:13;172:15;
177:1;179:10
setting (2)
182:17;185:5
settled (1)
57:18
seven (23)
98:21,22;101:5,11,
20;102:17,22;
103:17;105:3,6,14,
22,25;106:2;107:6,
21;108:13;117:4,5;
120:4;121:1;122:3;
160:11
several (3)
91:24;116:11;
175:3
Sewage (3)
34:7,9,15
sewer (4)
11:3;34:9;36:11;
39:17
SFRA (1)
18:25
shaking (2)
174:20,22
shall (7)
76:24;140:25;
149:11,16;150:8,11;
173:25
shallow-depth (1)
139:23
Shallowford (1)
142:24
shape (2)
76:25;78:7
share (2)
32:22;34:14
shed (9)
84:18;88:8,9,10,
15,16;113:21;
122:13;169:22
sheds (5)
120:14,15,23;
169:14;170:3
shop (3)
69:12;97:2,3
shot (1)
107:8
shotgun (1)
135:20
shoved (1)
105:7
show (2)
53:21;103:18
showing (1)
19:9
shows (2)
85:19;88:9
siccing (1)
86:2
side (17)
21:17,18;37:22;
38:9;117:19;132:12;
142:13;143:22;
147:22;148:15,15;
167:13,16,18;168:5,
10;173:14
sides (1)
104:22
sidewalks (1)
30:21
sign (7)
35:12,22;36:22;
71:4;79:5;80:5;
136:12
signage (1)
165:10
signature (1)
25:12
signed (8)
135:6,9,19;136:9,
10,12,17,21
significant (1)
17:1
sign-off (1)
159:2
signs (4)
30:23,24;34:4,5
sign's (1)
169:9
silos (2)
164:7;167:1
similar (1)
10:13
simple (12)
14:15;38:14;40:3;
57:22;86:19;87:15;
89:20,20;114:16,20;
116:7;118:18
simpler (2)
14:21;156:24
simply (10)
16:15;17:2;35:18;
63:9;67:23;74:8;
84:25;93:2,24;99:11
Since's (1)
75:13
single (5)
74:8;80:8;114:12;
146:6;156:4
single- (2)
48:2,5
single-car (3)
130:18;131:2,20
single-family (7)
9:20;29:14;39:9;
48:7,21;61:20;104:5
sinking (2)
158:6;181:25
sinks (1)
158:1
sionally (1)
45:22
sit (5)
157:24;180:19;
181:14,15,15
site (16)
43:11;47:22;
77:19;106:18;129:5,
14,18;135:6,20;
136:7,8,9,17;137:5;
181:6;182:1
sites (2)
135:24;142:20
sits (1)
154:11
sitting (8)
89:6;109:4;
129:13;134:17;
142:23;153:15;
155:13;183:21
situation (19)
25:25;27:16;
32:20;37:13;39:4;
47:11;48:22;51:14;
75:7;77:7;147:17;
153:20;154:6;
155:19;156:4;
175:25;179:16;
183:5,10
situations (12)
17:11;18:16;
50:17;52:17;53:1;
142:25;148:22;
149:4;154:7,21,24;
185:13
six (3)
26:7;95:18;98:21
six-month (4)
95:15,17;96:3,19
size (8)
76:25;78:7;98:12;
111:16;117:18;
157:3,10;181:14
slightly (1)
22:4
slope (4)
174:10,14;176:16;
179:16
slowly (1)
6:6
small (9)
3:20;56:7;83:11,
14;107:10;111:3;
122:22;144:12;157:4
smaller (1)
157:2
smell (1)
71:21
smoke (3)
164:2,10;167:3
Society (1)
165:23
sofa (1)
178:11
sofas (1)
178:5
software (1)
78:16
solidly (1)
142:23
solution (2)
37:2,5
solve (1)
90:13
some- (3)
8:8;89:14;146:1
somebody (12)
30:25;36:20;37:3;
47:22;70:18;72:15;
73:14;79:24;83:20;
99:6;111:3;177:25
someday (1)
20:21
somehow (4)
55:18;107:23;
115:11;119:13
someone (11)
27:1;53:21;64:23;
75:21;78:6;80:3;
88:7;99:17;109:3,4;
183:21
someone's (1)
115:15
Sometimes (3)
34:10;49:20;90:18
somewhere (4)
26:7;29:4;101:20;
120:6
soon (1)
41:12
sooner (2)
21:19;120:7
sophical (1)
121:8
sories (1)
122:10
sorry (9)
33:25;38:6;41:19;
97:11;101:2;103:7;
108:19;174:22;186:8
sort (14)
55:14;57:13,23;
79:13;90:12;96:24;
112:15;118:7;
151:20;152:4;
165:21,24;172:3;
182:15
sorts (2)
155:11;183:8
sounds (3)
114:22;164:18;
166:19
soupy (2)
157:23;158:6
space (15)
11:10;47:15,19,24;
48:1,22,25;49:1,7;
53:4;121:10;130:18;
131:3,11;133:20
spaces (14)
7:7,8,12;47:6,9,11;
48:24;49:8,8,15;
51:24;131:5,12;
133:24
Spangler (74)
3:14,15;6:25;8:5,
6;9:12,13;12:12,13;
13:14,15;15:13;16:4,
5;17:7,15,21;20:24;
21:8;22:8,14;33:17,
21,24;34:7,9;35:3;
36:2;43:16,23,25;
44:2;45:4;61:14,15;
64:2,4,8,16,19;
76:20;79:7,15,18,21;
86:24;87:20,23;88:2;
89:11,14;95:24;96:4,
12,15;97:12;106:6,9,
11,19,22;112:2;
113:3;116:2;124:22;
139:2,3;187:1,2,6,22,
23;188:13,14
Spangler's (1)
55:15
speak (5)
21:2;32:3;41:22;
44:19;182:21
speaking (1)
58:5
special (2)
26:9,10
specifically (5)
11:5;84:11;
139:20;176:7;182:5
specification (3)
157:7;158:18,19
specifications (2)
146:1;157:10
specified (1)
157:12
specify (1)
159:17
speeding (3)
30:23,25;33:10
spend (3)
71:10;155:20;
156:21
sports (1)
161:3
spot (1)
131:23
spots (4)
131:20;133:11,12,
21
square (10)
7:6;84:23;85:3;
97:15;119:12,13;
131:6;135:4;152:9;
162:5
squares (1)

94:9
stack (2)
164:2;178:15
stacks (2)
164:10;167:3
staff (7)
15:1;72:13;78:22;
79:8,10,24;106:12
staffer (1)
105:10
stand (2)
159:23;174:14
standalone (5)
59:24;93:9;
111:20;149:24;
175:19
standard (6)
30:21;33:7;
105:21;141:13;
142:3;158:15
standards (19)
17:18;22:13;
23:24;24:11;25:22;
42:25;50:6,13,16;
56:25;57:21;97:18,
21;118:11,16;147:1,
13;153:1;185:18
Star (1)
19:6
start (7)
69:14;90:10;
110:12;115:2;
129:24;135:16;
166:20
started (1)
29:5
starting (1)
23:13
starts (2)
74:1;139:12
State (4)
57:21;146:22;
183:6,8
statement (1)
92:25
States (1)
146:7
station (5)
5:3,4,6;152:3,3
stationary (2)
25:13;30:7
stations (1)
151:19
status (1)
71:20
statute (1)
40:1
stay (6)
13:24;95:23;
144:13;152:20;
170:12;173:1
steal (1)
67:7
step (1)
20:13
steps (1)
37:8
Stewart (2)
104:12;182:18
Stick (1)
89:1
still (51)
5:1;17:4;20:15;
26:8;27:24;29:16;
36:21,22;37:6;40:11,
17;44:4,19;46:18;
51:6,9,25;74:9;
75:13;78:21;87:23,
24;91:15;94:21;
98:20,22;99:9;
101:17;103:6;
109:13;111:1,18;
116:2,4;120:6;121:1;
123:18;126:13;
134:16;143:18;
144:16;155:18;
161:18;174:6;176:2;
177:2;180:1;181:3;
183:15,18;184:13
stipulate (1)
173:13
Stockbridge (1)
24:15
stone (9)
140:9,12,17;
141:20;142:5;
150:12;153:12,14;
155:2
stood (1)
48:21
stop (2)
33:16;108:12
storage (4)
83:20;84:17;
113:21;178:8
store (1)
69:17
straight (2)
176:22,23
straightened (1)
137:23
straightforward (1)
86:20
strange (1)
104:1
stream (1)
57:2
street (89)
16:21,25;19:7,21;
20:4,4,7,13,15,22;
21:8;22:11;26:1,6,
15,16;27:18,19;30:4,
14,19,20,23,25;
31:21,23;32:1,9,13;
36:5;42:12,16,17,19,
22,24;43:2,8,12,13,
14,15,17;44:22;45:6,
16,17;46:1,2,9,21,22,
25;47:4,6,7,20,20,20;
48:1,11,17,18;49:3,4,
17;51:13,21;52:2,9,
10,11,15,16,19,20,
21;53:15;56:1;59:17,
20;94:8;121:9;
148:13,15;176:16,
17;180:19;185:15
streets (73)
16:13,17;17:3,5;
18:5,8,17,19;20:19,
20;21:1,3,6,11,13,15,
18;22:3,9,10,16,21,
21;23:3;24:19,22,24;
25:5,10,15,20;26:24;
27:25;28:15;29:15;
32:20;33:11,12;35:4,
5,21;40:2;44:4,11,
16;45:12,21;46:2,3,
18;47:17;49:6;50:3;
53:11,18,25;54:18;
55:3,8,9,15,16,18;
56:3,7,11,12,18;57:2,
6,14,16,19
Strike (2)
101:1;139:15
struc- (5)
66:16;69:1;93:24;
154:1;169:5
struction (2)
150:5;155:6
structure (54)
65:9,14,20;66:1,
13,15;68:22,24;69:1,
3,21,22,23;70:9;
72:12,12,17,21;80:8;
82:11;84:7,15;93:14;
94:8;97:14;98:9;
100:6;101:10;
107:13,14;112:6;
115:15;116:8;117:3;
118:24;120:2,10,11,
18,18,22;121:11;
123:12;141:1;
143:10,12;154:17;
159:15;169:2,10;
175:14;181:19,20;
182:17
structures (52)
10:23;62:2;72:23;
77:1;83:23;85:19;
90:2,19,22;93:6,12,
20;94:10,21;95:2,14;
98:10,14;100:8;
101:19;104:13;
105:2,4,6;106:23;
107:1,7,21;109:6,13;
112:13,14;113:8,10;
116:7;120:19;121:5,
15;122:3,17,19;
160:11,24;161:1;
164:8;167:2;172:7;
173:24;181:14;
184:5,7;186:5
struggling (2)
143:18;144:13
Stuart (3)
54:15,16;56:14
stucco (1)
142:6
stuck (1)
158:10
study (1)
10:8
stuff (20)
56:10;73:6;77:7;
78:17;84:9,24;
121:19;123:23;
135:17,24;137:14,
18,19;138:2;141:22;
151:20;161:4;
184:21,22;185:2
style (1)
97:22
sub (1)
64:13
subdivide (2)
40:12,17
subdivision (12)
24:16;40:6,15,22;
44:9;45:8;56:21;
60:6,7,15;87:16;
117:22
subject (1)
26:8
subjects (1)
165:14
submitted (1)
56:25
subordinate (3)
68:23;69:1;155:23
subsection (1)
63:10
substantial (1)
122:19
substantive (1)
126:19
succinct (2)
66:15;76:4
suddenly (3)
72:2;85:8;105:3
sue (1)
34:19
sued (1)
82:19
sufficient (1)
7:2
sufficiently (1)
85:2
sugar (1)
73:4
suggest (1)
60:5
suggested (1)
118:5
suggestion (5)
59:4,5;157:2;
162:22,24
suggestions (1)
157:1
support (4)
10:2,6;158:11;
171:1
supposedly (1)
121:14
supreme (1)
146:16
sure (21)
14:22;17:17;30:2;
46:11;55:19;66:7;
68:1;77:5,6;84:16;
103:17;106:13;
121:20;126:1;173:1;
174:22;176:4,6,6;
178:5;183:12
surface (5)
32:2,3,9;108:1,8
surprise (1)
144:7
survey (4)
7:5;85:17,19;
106:14
swimming (5)
5:22;34:2;84:11,
12;122:11
swing (14)
171:13;172:15;
174:6;175:19;176:1;
177:1,7,8;178:11;
179:6,10,23;180:8,
14
swings (13)
171:7,7,7;175:2,3,
7,8;176:9;177:4;
178:20;184:20;
185:3,21
switches (1)
65:23
synonymously (1)
65:18
system (7)
20:23;39:17,19,20,
20,24;46:10
systems (1)
23:14

T

table (3)
170:24;172:21;
180:21
tacky (1)
179:14
tag-team (1)
23:8
Tahiti (1)
36:20

talk (7)
5:3;40:7;49:21;
73:7,7;77:9;100:22
talked (11)
63:11;68:15;
75:19;83:22;99:10;
112:4;119:7;132:15;
134:22;160:16;
184:20
talking (27)
4:3;17:19;20:8;
26:6;27:5,11;48:2;
49:7;58:13;79:8;
82:5,10;87:21;94:5;
100:5;122:22;135:7;
141:5;151:11;
152:21;162:4;
164:12;180:12;
181:24;182:4,8,10
tandem (2)
126:5;183:2
tap (2)
39:18,19
tastefully (1)
177:1
tastes (1)
70:18
tax (15)
37:9;55:21;59:14;
67:13,15,17,23;68:2,
6,8;70:4,21;90:16,
18,20
taxes (1)
183:7
taxpayer (1)
26:13
taxpayers (2)
16:15;53:17
tear (4)
110:9,11;124:10;
148:4
tears (1)
99:18
technically (3)
46:21;147:18;
154:16
telling (8)
90:21;99:22;
129:6;143:9;144:1,
11;146:18;170:17
tells (2)
183:7,8
temp (1)
76:20
temperature (1)
157:23
tend (2)
125:22;169:19
tennis (4)
35:22,25;36:10,21
term (3)
31:24;65:21;175:1
terminology (1)
30:6
terms (7)
25:19;26:3;73:2;
89:20,20,21;170:13
Thanks (1)
56:13
there'd (1)
108:7
therefore (1)
32:6
thinking (7)
18:23;26:23;44:8;
69:10;79:10;93:16,
17
third (1)
62:20
thoroughfare (6)
31:23;47:7,16;
48:19;49:16;51:12
thoroughfares (1)
27:25
though (13)
23:14,18;36:3;
40:9;50:5;78:20;
83:22;93:18;111:25;
121:25;155:18;
165:1,8
thought (9)
62:10;97:23;98:5;
114:15,20;156:16;
160:25;167:8;178:8
thoughts (1)
179:9
thousand (2)
7:7;146:11
three (28)
4:6,6;6:5,7,8;
16:19;19:3,9;21:6;
57:14;63:9;78:13;
83:11;85:19;86:16;
93:8,9;98:21;117:4,
5;120:4;123:2;
124:15,16;140:5;
148:14,17;152:12
thresholds (1)
123:7
threw (1)
178:19
throughout (2)
104:10;163:9
throw (1)
150:19
Thursday (1)
127:11
thus (3)
18:7;29:2;149:6
ticket (1)
47:13
tickets (1)
33:10
ticking (1)
115:3
Tilly (1)
56:20
times (5)
116:11;126:17;
146:11;156:20;165:9
tion (3)
145:18;159:8;
165:25
tions (4)
22:25;60:8;68:21;
109:24
tire (7)
97:2,3;171:7;
175:12;177:10,13;
178:11
tires (5)
97:4;177:6,16,21,
22
tive (1)
164:13
tives (2)
63:16;92:2
today (11)
3:19;53:8;78:18;
90:14;112:12;
117:24;118:1;
144:10;147:4;
155:10;158:18
toddlers (1)
177:8
together (4)
142:9;170:9,11,12
toilet (1)
177:25
told (3)
87:4;129:12;
157:20
tomatoes (1)
160:5
tomorrow (2)
53:22;134:11
tonight (9)
6:22;14:23;22:7;
35:16;53:21;55:12;
58:6;126:6;180:25
took (3)
19:8;115:12;
158:18
top (3)
14:19;162:2;182:3
topical (1)
137:25
topographical (1)
179:16
topography (1)
32:12
torium (1)
10:4
torn (1)
158:7
tornadoes (1)
170:4
total (1)
93:8
totally (3)
67:24;68:7;127:1
touches (1)
70:19
towards (2)
75:14,16
tower (2)
34:12;167:6
Towers (6)
19:6;164:2,9,9,11;
167:7
town (6)
47:10;78:20;79:5,
6;80:9;82:22
town- (1)
18:11
townhome (10)
23:6;24:23;27:12;
29:2,3,9;41:5,24;
50:4;51:19
townhomes (6)
16:20;32:16,17,18;
38:22;39:9
Townhomes' (1)
22:11
townhouse (8)
16:18;17:3,4,6;
18:10;25:17,19;52:7
Townhouses (1)
8:10
toy (4)
175:23;176:3,6,8
track (2)
78:16;131:18
trade (1)
170:7
traditional (1)
176:1
traditionally (1)
27:13
traffic (1)
49:5
trailer (2)
181:6,10
transfer (2)
103:24;184:10
transition (1)
55:22
transmission (2)
164:9;167:6
treat- (1)
168:23
treated (2)
17:24,24
treatments (1)
84:9
tree (8)
11:7;171:10;
175:13;176:2,10;
177:10,13;178:20
trees (4)
144:22;175:3,7;
177:6
trellis (1)
161:14
tricky (1)
166:14
tried (6)
93:16,20;142:18;
158:9;166:9;168:22
trigger (5)
77:1,10,12,15;
114:7
truck (4)
52:24;157:23;
158:2,5
trucks (2)
158:6,10
true (8)
27:23;32:18;41:2,
5;49:4,7;156:5,5
trust (3)
116:23;155:12;
178:3
truthfully (1)
72:19
try (11)
42:16;76:8;93:4;
97:5;99:1;105:20;
111:21,22;129:16;
134:12;150:22
trying (21)
22:6;46:7;49:21;
51:2;67:10;72:6;
81:25,25;97:7;
112:11;113:15;
114:15;123:5;130:5;
145:5;147:24;
154:15;165:25;
166:23;170:10;
174:22
ture (4)
66:17;69:2;154:2;
169:6
tures (1)
93:25
turn (3)
27:2;50:10;89:2
turnaround (1)
48:8
turns (3)
65:18,19;70:5
TV (1)
161:3
twelve (1)
102:12
twenty (1)
4:6
twice (1)
45:22
two (30)
6:5,8;16:8,19;
35:9;46:3;67:25;
69:6;74:1;78:2;
80:20;83:3;86:16;
93:8;98:20;111:2;

123:2;126:5;131:5,12,20;133:11,12,21,24;139:10;143:21;169:11;176:25;179:20
two-by-four (1) 182:17
two-car (3) 83:19;131:8,9
two-seater (1) 176:1
two-to-one (2) 174:10,14
type (16) 11:9;16:24;23:3;24:2;32:10;38:23;50:10;59:6;66:9;76:25;78:7;84:7;96:10;161:21;170:6;175:8
types (2) 39:2;75:18
typically (2) 48:7;181:18

U

ultimate (1) 37:5
ultimately (2) 32:12;76:3
unable (1) 158:13
unaffected (1) 94:21
unanimously (1) 129:23
uncomfortable (1) 33:3
uncommon (2) 156:11;163:10
under (22) 4:20,20;6:17;21:2;36:8;50:8;51:17;54:1;66:5;67:18;77:24;84:1;86:22;100:3;118:1;123:9;129:5;137:20;143:6;146:25;172:14;173:14
under- (1) 159:22
underneath (2) 108:6;133:13
understandable (1) 114:18
Understood (2) 49:18;74:6
Unfortunately (1) 25:20
unilateral (1) 166:25
unique (3) 148:22;149:4;151:24
unit (8) 34:12,14;41:7,7;54:20,25;55:2;56:8
United (1) 146:6
units (10) 6:11;8:15,19,20;11:5;27:23;53:13,14;142:5;148:17
unless (13) 53:25;67:6;70:3,4;71:2;76:10;90:12;91:1;107:23;115:6;139:20;172:14;173:13
unlike (1) 154:6
unlimited (1) 141:9
up (73) 3:19,24;4:24;6:7;14:1,19,24;15:11;17:18;21:23;23:2;27:4;31:14;34:19;36:24;37:1,11;45:23;46:14;50:7;53:21;54:23;57:14,15,19;58:8,13;59:4,5;79:23;86:9;88:9;89:6;93:4;94:19;95:16;96:8,23;108:14;109:4,24;115:1,15;118:13;129:4;131:25;132:1;134:14,20;135:6,9,19;136:9,10,12,12,17,21;139:23;145:7;148:9;157:24,25;158:7;166:4;171:25;172:10;176:18,23;184:24;185:1,5,22
update (2) 48:6;61:22
up-front (1) 55:21
upkeep (2) 36:9,10
upon (14) 20:12;21:23;23:13;32:8,11;43:10;45:13;52:1,5,19;82:18;125:11;132:15;181:17
upset (3) 122:15,16;177:5
urge (1) 29:24
use (53) 27:24;30:6;64:23;65:8,9,11,14,17,17,21,25,25;66:6,7,13,13;67:18;68:10,11,13,13,14,19,22,22,24;69:3,4,9,20;72:12,13,16;74:9;95:7,8,8,17,19,21;96:14;97:7;111:21;120:12;139:21;149:22;159:15;170:7;173:3;175:1,13;176:3;181:22
use/structure (1) 66:21
used (10) 35:25;65:21;83:23;100:19;102:25;117:13;165:10;177:18;179:23;184:7
user (2) 77:8,13
users (1) 76:24
uses (27) 39:2;64:21;65:2;67:9,22;74:2;78:1,8;81:23;82:2;84:23;93:7;94:3;97:1;98:22;101:5,12;105:15;107:1;117:3;118:24;120:1,4;161:2,21;173:24;186:5
using (2) 184:5;185:8
usually (3) 28:3;34:24;45:9
utilities (3) 6:16;36:12;38:20

V

vacant (1) 6:4
variance (16) 27:20;50:10,12,15,20,21,24;54:1;108:15;111:21,23,25;117:6;121:22;154:9;156:7
variances (5) 42:2;82:1;117:11;118:2;156:4
various (1) 135:23
vary (1) 117:17
varying (4) 117:17,17,18,18
vehicles (1) 23:15
vermin (1) 143:17
versa (1) 88:15
version (9) 16:8,8;63:12,23;132:21,24;133:4;184:4,6
versus (4) 27:20;52:22;62:4;82:25
vested (1) 95:5
via (4) 59:14,14,15;136:20
vice (1) 88:15
violating (1) 154:2
violation (2) 72:17;116:1
violations (2) 81:24;83:21
violators (1) 25:19
virtue (1) 59:18
visible (1) 150:18
visionary (1) 141:19
voluntarily (2) 124:10;153:24
voluntary (4) 100:3;111:14;116:6;118:20
vote (4) 11:15;15:4;28:16;180:24
voted (4) 14:7;114:3;116:12;129:23
votes (1) 28:17
vulnerable (1) 124:11

W

Waffle (1) 149:6
wait (3) 134:2;163:16;167:20
waiting (2) 134:17;183:22
waive (1) 11:18
waiver (1) 46:15
waivers (1) 24:9
wall (1) 7:11
walls (4) 4:5,7,23;115:13
Wal-Mart (2) 147:8,9
waning (2) 23:20;25:6
wants (5) 53:11,13;99:6;109:3;134:18
warranting (2) 11:13;176:5
washer (1) 178:12
waste (6) 127:23;148:18;157:8,11,20,25
water (13) 11:3;36:11;39:15,18,19,20,23;41:4,6;73:5;77:21;164:9;167:6
water/sewer (1) 34:17
way (40) 5:14;14:4;20:18;25:2;26:5;28:13;38:25;44:10,11,12;45:2;51:10;53:14;55:23;60:3;66:21;74:11;83:12;88:25;90:2,24;97:13;98:25;103:9;104:1;105:11,17;106:3;123:7;141:9,24;143:24;147:3;152:8;164:6;169:22;170:19;182:11;184:12;185:14
ways (4) 46:3;63:17;77:21;116:12
web (14) 63:21;64:7;77:19;129:4,14,18;135:6,19,24;136:7,8,9,17;137:5
Wednesday (1) 134:14
WEED (237) 6:20,24;9:16;10:2,11,12;12:19;15:6;16:15;20:17;21:16;22:12,23;23:8,10;28:2;31:20;34:4,16;35:8,18;36:15;39:12;42:6,7,10,20,23;43:21,24;44:1,8;45:7;46:5,23;47:1;49:25;50:12;51:2,5,25;53:25;59:1,3,9,12;60:2,10;61:22;62:5,14,21,25;63:4,

8;64:11,18,20;65:12,15;66:3,18,22,25;67:3,10,14,19,21;68:11;69:16;70:2,16;71:1,14,24;72:4;73:2,23;74:5,18,21;75:1,7;76:7,22;77:3,12,15,18,23;78:4,9,19;79:1,4,10,17,20,23;80:3,12,13,17,23;81:2,4,9,12,16,21;82:9,12,16,24;83:24;86:12;87:6,18,22;88:1,4,11,18,20;91:15,21;92:6,8,24;96:2,5,13,18;97:20;98:3,6,16,19;100:8,10,17,21,25;101:10,14;102:5,8;103:9,13,20,24;105:9,13;106:8,10;107:2,18,20;108:5;110:6,17,20;111:1,7,10,12,18;112:24;113:5,13;116:17,19,21;118:3,11,13,21;119:2,4,23,25;121:20,23,25;122:6;123:10;124:16,18;125:2,6,16,23;126:9,15;128:21,24;130:13;132:13,19,22;134:6,20;140:19;141:3,8,12;144:16,19,22;145:4,7,11;146:9,11,15,18;149:12,15,20,22;150:1,6,14;159:16,21;161:10;166:12;172:5,16,23;173:7,21;174:21;175:15,18;183:1
Weed's (2)
129:17;174:20
week (4)
127:11;153:9;154:25;156:17
weekend (1)
88:8
weird (1)
180:5
Welcome (2)
14:3;128:5
welding (1)
73:7
weren't (1)
56:24
what-have-you (3)
84:18;165:12;177:9
what's (11)
42:16;53:22;91:3;103:14,14;140:21,23,23;161:6;164:4;165:15
whatsoever (1)
174:5
whenever (1)
4:23
wherein (1)
55:20
Whereupon (1)
188:17
wherever (1)
48:24
whichever (1)
23:23
whole (16)
45:18;53:4;55:8;56:21;66:24;91:19;97:19;99:12;109:3,14;110:21;116:14;118:9;125:4;171:18;176:17
who's (1)
36:8
wide (1)
43:4
widget (1)
31:25
width (7)
20:10;27:17,21;30:22;57:22;117:17;133:22
widths (1)
23:25
windmill (3)
162:19,21;166:16
windmills (3)
163:6;164:1,10
windows (1)
5:1
winds (1)
170:5
Winters (4)
18:12,13;26:20;176:23
wiping (1)
50:2
wisdom (1)
39:22
wish (2)
129:9;156:23
within (12)
5:6;18:2;39:17;66:6;96:2,19;98:23;107:24;157:17;173:1;174:2;182:1
without (4)
40:12;52:16;148:6;155:10
wood (3)
71:21;151:8;177:9
Woods (1)
38:14
woodworking (5)
69:8,12;71:9,19;73:6
wood-working (1)
69:17
word (4)
65:8;106:4;161:2;185:8
wording (1)
140:21
words (9)
23:25;27:24;41:3;49:13;65:17;121:3;130:23;185:11,12
work (12)
4:24;36:15;40:8;60:15,17;66:12;75:2,22;112:16;127:12,15;140:14
worked (1)
185:13
working (2)
6:11;133:4
works (1)
67:21
world (6)
23:12,19,21;25:4;114:22;155:18
worried (1)
35:16
worry (2)
120:23;170:3
worse (2)
112:20;156:14
worst (1)
25:19
Wow (1)
171:13
write (19)
31:1;33:10;39:16;40:7,15;96:10;97:6;103:10,16;109:22;117:7;118:5;122:7;154:15;156:3;159:21;185:10,11,12
writing (3)
34:19;41:12;60:6
written (5)
39:1,10;98:16;107:23;126:24
wrong (2)
90:16;185:14
wrote (2)
40:10;63:16

X

X-dollars (1)
34:15
X-number (1)
39:17
XYZ (1)
48:23

Y

y'all (1)
14:12
yard (43)
77:7;85:9;89:9;113:21;115:23;138:4;143:22,22,23;147:22;166:5;167:18;168:10,10,10,14,19;169:3,22;171:5,9,13,16,18,21,22;172:2,8,13;174:5,6,11;175:2;177:25;178:18;179:6,12;180:7,8,10;184:22;185:3,4
yards (3)
45:19;174:1;184:21
year (6)
21:4,6,9;24:18;57:14;71:10
years (16)
5:7;6:5,7,8,14;9:25;21:10;37:15;43:17;45:16,23;77:4;78:14;85:13;141:22;146:6
yellow (1)
177:8
yesterday (1)
114:2
you- (1)
76:1
young (1)
13:19

Z

zone (2)
35:20;68:4
zoned (2)
6:1;40:13
zones (2)
67:22;68:18
zoning (26)
9:18;18:9,10;20:11,16;23:4;25:16;32:13;50:23;53:24;68:1;70:2,5;72:10;75:13;76:5,9;81:24;95:6;104:3;113:11;126:15;139:20;146:7;151:17;174:2
zonings (2)
17:6;18:8