

In The Matter Of:

City of Doraville

State of Georgia

City Council Meeting - Work Session

November 12, 2013

American Court Reporting Company, Inc.

52 Executive Park South

Suite 5201

Atlanta, Georgia 30329-2217

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

Original File 68117.TXT

Min-U-Script® with Word Index

This Page Intentionally Left Blank

CITY COUNCIL MEETING

CITY OF DORAVILLE

STATE OF GEORGIA

WORK SESSION

ARCHITECTURAL DESIGN STANDARDS

Transcript of the meeting held in the
City Council Room at Doraville City Hall,
3725 Park Avenue, Doraville, Georgia, Mayor
Donna Pittman presiding, before Theresa
Bretch, Certified Court Reporter, commencing
at approximately 6:30 p.m. on Tuesday,
November 12, 2013.

* * *

1 PROCEEDINGS
2 MAYOR PITTMAN: Meeting come to order.
3 Welcome to everyone, glad you came out.
4 Call the roll, please.
5 CLERK BRYANT: Councilmember Alexander?
6 COUNCILMEMBER ALEXANDER: Here.
7 CLERK BRYANT: Councilmember Bates?
8 COUNCILMEMBER BATES: Here.
9 CLERK BRYANT: Councilmember Dean?
10 COUNCILMEMBER DEAN: Here.
11 CLERK BRYANT: Councilmember Fleming?
12 COUNCILMEMBER FLEMING: Here.
13 CLERK BRYANT: Councilmember Patrick?
14 COUNCILMEMBER PATRICK: Here.
15 MAYOR PITTMAN: No approval of minutes
16 tonight.
17 The agenda is pretty basic, it's going to
18 be the discussion of Architectural Design Standards,
19 and I need approval of the meeting agenda unless you
20 choose to make any amendments.
21 COUNCILMEMBER ALEXANDER: So moved.
22 MAYOR PITTMAN: Second?
23 COUNCILMEMBER DEAN: Second.
24 MAYOR PITTMAN: Discussion?
25 (No response)

1 APPEARANCES:
2 Doraville City Council:
3 Mayor Donna Pittman
4 Councilmember Maria Alexander
5 Councilmember Brian Bates
6 Councilmember Trudy Jones Dean
7 Councilmember Pam Fleming
8 Councilmember Karen Pachuta
9 Councilmember Robert Patrick
10
11 Sandra Bryant, City Clerk
12
13 Scott Robichaux, Associate City Attorney
14 Riley McLendon, LLC
15 315 Washington Avenue
16 Marietta, GA 30060
17 (770) 590-5900
18
19
20
21
22
23
24
25

1 MAYOR PITTMAN: Call the roll, please.
2 CLERK BRYANT: Councilmember Alexander?
3 COUNCILMEMBER ALEXANDER: Yes.
4 CLERK BRYANT: Councilmember Bates?
5 COUNCILMEMBER BATES: Yes.
6 CLERK BRYANT: Councilmember Fleming?
7 COUNCILMEMBER FLEMING: Yes.
8 CLERK BRYANT: Councilmember Patrick?
9 COUNCILMEMBER PATRICK: Yes.
10 MAYOR PITTMAN: Thank you.
11 All right. We're going to open the floor
12 for public comments. Anyone wishing to speak, please
13 come to the microphone, state your name for the court
14 reporter; three minutes.
15 MS. CINDY BRADFORD: Cindy Bradford,
16 Northwoods.
17 I sent an email earlier today. I'm not
18 sure if anybody got it. I didn't get a response.
19 I think the same problem still exists with
20 the standards that we've been talking about along:
21 they're vague, they're minimal, and I don't see that
22 they're going to do anything to help us.
23 An example, "precast concrete resembling
24 brick or stone." Who's going to make that determina-
25 tion? I've heard maybe two or three people say that

Page 5

1 they think that the painted cinder block on the
2 sideways McDonald's resembles brick, and I don't
3 think so.
4 The qualifications for the people on the
5 review board, I think they're a little stiff. You
6 have to have qualifications in either engineering,
7 architectural planning or design.
8 Well, all of you are going to be voting on
9 these standards. Do any of you have these
10 qualifications?
11 And if you do, or even if you don't, then
12 maybe you could explain things like "The sloping roof
13 height shall not be less than a pitch of 4.12,
14 however, a pitch of 3.12 may be acceptable depending
15 on the mass and scale and elevations and renderings
16 showing the appropriateness and compatibility of the
17 design."
18 Does that ring a bell to any of you with
19 your engineering/architectural/planning qualifi-
20 cations?
21 In my opinion, the review board should be
22 to carry forth the vision of the residents -- the
23 aesthetic vision. I don't think anybody needs to
24 have an engineering or architectural background in
25 order to do that.

Page 6

1 We didn't like the sideways McDonald's. I
2 only know of three people -- one of them is in this
3 room -- that like the way that McDonald's looks. It
4 doesn't look good to most of us. It does not
5 perpetuate the vision we have in mind.
6 Also, the intent and purpose. Whose
7 intent are these standards?
8 Not my intent, I don't think, because I
9 don't agree with how vague and minimal these are.
10 And I certainly think that we should
11 change the qualifications for the review board. It
12 really sounds like with the review board you've kind
13 of built in a safeguard to make sure that we won't
14 have one so that you can say, "Well, we can't find
15 five people with these qualifications."
16 So I think that is one of the first things
17 that should be worked on, and I think that the -- the
18 definitions should be less vague, and I think that
19 the materials used should be spelled out, and I think
20 the words --
21 CLERK BRYANT: Mayor --
22 MS. BRADFORD: -- "strongly encouraged"
23 should be deleted from the standards.
24 MAYOR PITTMAN: Thank you.
25 MS. BRADFORD: Thank you.

Page 7

1 MR. TOM HART: I made a few notes. Tom
2 Hart, Gordon Heights.
3 When I read this, I -- like some other
4 people, you start off reading from the front of the
5 75 pages or so, or 85 -- I don't now how many pages --
6 and then you got, "Well, this is not working out
7 real well, so I'll start from the back so I can read
8 forward. Maybe it gets better toward the middle, you
9 know."
10 It kind of reminds me of the Steve Martin
11 movie where the punch line was -- You know, you
12 should always have a point to the conversation.
13 There's no point to these architectural standards.
14 What is the point? What are you trying to accomplish
15 by these 85 pages? Is it to improve something, or do
16 you have a design in mind that it's supposed to look
17 like a, you know, alpine pine village or something,
18 or is this an Avondale Estates thing or is it -- You
19 know, are we trying to look like, you know, the outer
20 buildings of Washington, D.C., like Arlington? What
21 are you trying to accomplish here?
22 So the first thing if you want to have a
23 goal is to have a point to your conversation. And
24 there is no point to this conversation. It's just a
25 bunch of stuff thrown together. Most of it, I think

Page 8

1 they are gleaning from Florida someplace, because
2 there's -- someone who wrote this is enamored with
3 concrete block that has been painted, which is a
4 typical Florida home, which is cinder block that's
5 been painted.
6 And in one section, it even goes on to say
7 that CMU or concrete block is encouraged. Most
8 cities of quality, concrete block is discouraged.
9 Okay? Somehow we've got this train on the wrong
10 track to begin with; okay.
11 If you want brick and stone and you want
12 this city to have -- when you're driving down Buford
13 Highway and you move from Chamblee or Norcross or any
14 of those towns and you approach the outskirts of
15 Doraville, you should say, "Oh, okay. Okay. This is
16 different. Okay. It doesn't look like the rest of
17 the crap that goes all the way down to Lenox Square.
18 This is different."
19 If it's just going to look like CMU and
20 stacked block like every strip mall, cheap strip mall
21 in Metro Atlanta, then you can save yourself a lot of
22 time and money and just go with what you got now.
23 On every page, I found probably 10 percent
24 of the pages to be adequate. The rest of them are
25 like . . .

Page 9

1 The most elaborate architectural standard
2 is for shopping cart enclosures, which a lot of
3 places call homeless shelters, these four-foot
4 buildings for shopping carts in the middle of a
5 packing lot. But then we encourage CMU. I think you
6 need to step back and --
7 CLERK BRYANT: Mayor.
8 MR. HART: -- have a point to the conver-
9 sation and get right to the point of the conver-
10 sation. Thank you.
11 MAYOR PITTMAN: Okay. Anyone else wishing
12 to speak?
13 (No response)
14 MAYOR PITTMAN: We're going to close the
15 public comments portion and move into the meeting.
16 I don't believe we have any reports or
17 presentations, so we're going to move to unfinished
18 business, Architectural Design Standards, Dr. Gillen.
19 MR. COOLEY: I'm going to pass these
20 around too. These are some photographs Dr. Gillen
21 took of the local area to try to convey some of the
22 concept of what we're talking about (presenting).
23 You see things very similar in the guidance book, and
24 so this just kind of reiterates it.
25 Kind of the status where we are at is, as

Page 10

1 you all know, this has been moved forward. It's been
2 moved forward to the Planning Commission and the
3 recommendation that the design guidance book be added
4 to it.
5 We had a workshop with Council.
6 Unfortunately, not everyone was able to attend.
7 There were two or three people missing. We went
8 through a presentation, which I do have here tonight,
9 a PowerPoint, if you wish to go through that again,
10 but it's also a copy of it in the packages that you
11 received.
12 So really I don't know what the best way
13 to do this, answer your questions or whatever.
14 The second workshop was canceled because,
15 first off, that was the recommendation of the Council
16 that was here that night but decided to go forward.
17 And at that point, it was really difficult at that
18 time of year, I suppose, to actually get something
19 scheduled with all the Council members, that we could
20 all be there to work well for everybody.
21 So that, and then I believe with the
22 anticipation of the city manager coming on, I think
23 basically the second workshop just got put off, and I
24 gather that's where we kind of are at this point.
25 So I'd be happy to go through page by page

Page 11

1 or however you all want to address this. I'll make a
2 presentation to you if you'd like on the PowerPoint
3 presentation. It's really kind of at y'all's
4 guidance and any direction where you want to go with
5 this.
6 COUNCILMEMBER DEAN: May I say something?
7 MAYOR PITTMAN: Go ahead.
8 COUNCILMEMBER DEAN: Well, also I think
9 it's important to note that the last time we met
10 regarding the standards, we weren't working from the
11 same copy, and that was -- that proved to be a huge
12 problem for us because we didn't know where we were
13 in terms of the pages. We had different copies of
14 drafts. I had an old draft.
15 MR. COOLEY: Right. And all that has been
16 updated and you'll notice now, just so there's no
17 confusion, the new logos on them, and we put a
18 revision date on the bottom.
19 Now, the guidance -- I mean guide book has
20 not changed, because that's really contingent.
21 That'll be addressed if and when y'all decide to move
22 forward on any type of standards like that. We can,
23 you know, narrow it down and get the sections and
24 change photos or whatever you think needs
25 additionally to be done to that. So that has not

Page 12

1 changed even though the new logo is on it so you know
2 you've got the new copy.
3 COUNCILMEMBER DEAN: Well, no. I had an
4 outdated copy, and that was the copy that was put in
5 my box, and so that's what I worked on, you know.
6 That was why --
7 MR. COOLEY: There was a miscommunication.
8 It was posted the last copies, and the most recent
9 copy didn't get put in.
10 COUNCILMEMBER DEAN: Okay.
11 MAYOR PITTMAN: So I just want to ask does
12 the Council want to see the PowerPoint first or do
13 you want to see it at all?
14 COUNCILMEMBER DEAN: Is it the same
15 PowerPoint we saw?
16 MR. COOLEY: Yes, ma'am. It's the long --
17 it's long. All the PowerPoint pages are printed out
18 in your booklet.
19 It's long. We took the whole meeting the
20 last time. We went through it page by page.
21 MAYOR PITTMAN: Tell you what. We're
22 going to just start as normal and just go down and
23 let everybody at least have a little input and then
24 everybody can just kind of talk as a discussion as we
25 go, but just to make sure everybody has a chance to

Page 13

1 speak.
2 We'll start with Ms. Alexander and move
3 our way down, and everybody can just talk amongst
4 each other, and if they want to see it later, then I
5 guess we can open it up and see the PowerPoint.
6 MR. COOLEY: I mean if you can go for that
7 or if you prefer to go page by page, you know, with
8 issues and items and things that need to be tied down
9 more or whatever, I'll be happy to do that.
10 MAYOR PITTMAN: Well, we'll start down
11 here with Ms. Alexander.
12 COUNCILMEMBER ALEXANDER: Well, I don't
13 know, you know. Sometimes this Council, like on the
14 alcohol ordinance and other ordinances, we've gone
15 page by page and tried to get everybody's questions
16 answered per page.
17 I don't know how the rest of the Council
18 feels about that, how they want to handle the work
19 session.
20 COUNCILMEMBER PATRICK: I'm good with
21 that.
22 COUNCILMEMBER DEAN: Well, I have some
23 general comments, though, just overall, kind of an
24 overview.
25 MAYOR PITTMAN: Ms. Alexander, do you want

Page 14

1 to start?
2 COUNCILMEMBER ALEXANDER: That's fine.
3 I guess pursuant to Councilmember Dean's
4 comment, all of Council was working off of draft
5 standards, I believe it's dated October 2012. The
6 copy of the standards I was given was dated January
7 25th of 2013, so my notes on my review were made on
8 that revision.
9 Then we got an ordinance, which I don't
10 know which version of the document the ordinance was
11 penned off of. So I just reviewed the ordinance and
12 then made notes on the ordinance in conjunction with
13 the working draft of the Design Guidelines, because
14 these two documents do not -- there are conflicts in
15 these two documents.
16 MR. COOLEY: And that's one of those
17 situations I had not -- intentionally not gone back
18 and reformatted or modified the work, the booklet
19 there, because that's not part of the ordinance.
20 What I was hoping to do is go through it
21 and figure out exactly what those details were, and
22 we'll modify that. Because again, that -- again,
23 that's not referenced in the ordinances, part of the
24 ordinance. That really is a public information piece
25 that we will have. And I'd like to reformat and get

Page 15

1 it published to a point where when someone comes in
2 and asks about it, we can give them a copy of this,
3 "This is the ordinance. Here's the guidebook," and
4 tell them to go through that so there's -- it'll help
5 them go through.
6 The ordinance that you see -- And I know
7 there was confusion about the dates and things. Even
8 the differences between were basically corrections
9 that this Council, just about every Councilperson has
10 made comments over this period of time that we've
11 been working on this.
12 So we've modified those each time we go.
13 We've addressed the issues. You know, there would be
14 different aspects of it that we would go in and maybe
15 not make the exact change that you're looking at, but
16 address it and try to be clear until it could come
17 back to y'all.
18 So what you see -- what you got last time,
19 you know, hopefully that's all straightened out.
20 We've got the -- you know, the draft date. You
21 should have the 10/14/13 dated copies of the draft
22 ordinance, and that was really put on there just for
23 clarification to make sure that everybody had the
24 correct, latest copy. As you know, there's been a
25 number of copies go around, so there was . . .

Page 16

1 So what you've got and what you have in
2 this package is that. And that's what we'd really
3 like to go through and see if there's more things
4 that we missed or we didn't pick up or that you think
5 still need to be changed working off of this version
6 in this workshop.
7 COUNCILMEMBER ALEXANDER: Okay. So me
8 stating that this book conflicts with the ordinance.
9 MR. COOLEY: We will modify that.
10 COUNCILMEMBER ALEXANDER: Because it
11 references the ordinance.
12 MR. COOLEY: Yes, ma'am. And it's also
13 the ordinances are blacked out or blued out. And
14 there's all types of things in there, depending on --
15 Generally, it's there, but there are pieces of it
16 that will need to be corrected depending upon what
17 y'all decide that you want to do.
18 Like I said, that is a public information
19 piece for people that are coming in. If this
20 ordinance passes or something similar to it passes or
21 even if something different passes, you know, that's
22 something that we want to have to be able to make it
23 clear to people.
24 You know, it's tough to read an ordinance.
25 It's tough. You know, I personally prefer ordinances

Page 17

1 that get some graphics into it. The problem is that
 2 it's extremely difficult with MuniCode. If you go
 3 through MuniCode, there are none with it. Typically
 4 where you see them is they'll have a reserved section
 5 and they'll just have them on the Web page. So that
 6 makes it difficult.

7 Took the lead basically from the Planning
 8 Commission. You know, that was their big concern
 9 was, you know, "Okay. What does this look like?
 10 What's a cornice?" You know, "What's this? What's
 11 an arcade?" So we went through and put photos of it.

12 To be quite honest with you, you know,
 13 this was the same issue that this was patterned after
 14 Orange County ordinance that's been in place since
 15 1998 -- it's been tweaked over the years about four
 16 times when they modified it and updated it and looked
 17 at that -- and we tailored it towards Doraville, you
 18 know.

19 So that's where we're coming from, and
 20 we're not -- There has been never any indication that
 21 I've received from Council that you want this to look
 22 like an alpine village or where it's all whatever,
 23 one style.

24 Basically, what you're trying to do and
 25 what this ordinance tries to do is to make an

Page 18

1 aesthetic, not just in the architectural but in the
 2 landscape portion of it also, that brings the scale
 3 of the buildings down, brings them closer to the
 4 road, creates pedestrian spaces, breaks up these huge
 5 facades, things that are visible.

6 The primary facade is directly visible
 7 from the street, has more stringent requirements,
 8 versus a secondary side which, you know, basically
 9 cannot be seen as much, or a tertiary side, which
 10 basically can't be seen, and that's just -- The
 11 tertiary side especially in commercial is not just
 12 from the road but it's also adjacent to residential
 13 district, so it addresses all that.

14 But what it also does by giving options of
 15 different things, pieces of it, it allows an
 16 architect to come up with -- do something creative
 17 and good design.

18 You cannot, in my opinion, say "Everything
 19 shall look like this," because what you're going to
 20 get is a mess. Everything's going to look alike.
 21 It's not going to have any character. You know, give
 22 the flexibility from the design perspective.

23 And again, that's why I liked this
 24 ordinance when I was looking through all different
 25 ordinances to emulate and to use as a guide. It was

Page 19

1 good; it has been effective. And it also allowed
 2 architectural creativity so everything doesn't look
 3 alike, everything doesn't have once certain type of
 4 roof, you know; a little bit of variance on the roof
 5 slope, the 4 to 12 versus the 3 to 12.

6 And, you know, very simply, slope is rise
 7 over run. It goes up 3 inches and it goes out 12
 8 inches. That's your slope. So you don't want to get
 9 too flat a slope if you've got a pitch on it, which
 10 you also -- if it's a huge building, you don't want a
 11 slope that's going to be like this and it's going to
 12 be nothing but roof line.

13 So that's the basic concepts of it. Like
 14 I say, if you want to go item by item, I think, you
 15 know, that would probably be the best way to address
 16 it and find out whether -- you know, what y'all think
 17 about different aspects.

18 COUNCILMEMBER ALEXANDER: Okay.
 19 MR. COOLEY: Did I answer your question?
 20 COUNCILMEMBER ALEXANDER: No, but that's
 21 all right. Let me move on.

22 One of the conflicts I noticed of the
 23 guidebook is it refers to architectural standards and
 24 guidelines for commercial buildings and projects
 25 within Chapter 23. Well, the code section in

Page 20

1 Chapter 23 is referred to as Design Standards. So in
 2 the guidebook, we want to make sure that language
 3 coincides with the language that's in the actual
 4 ordinance.

5 MR. COOLEY: Yes, ma'am.
 6 COUNCILMEMBER ALEXANDER: And then on page
 7 two of the ordinance, there's no mention of -- I'm
 8 going to call it smart code only because I can't
 9 remember Caleb's name. There's no mention of
 10 applicability in the smart code in this ordinance,
 11 and then also there's no provision for a future
 12 zoning code, which I assume we would create ...

13 MR. COOLEY: Well, the Livable Community
 14 Code, I believe is what it's called, references the
 15 existing or the design standards within the code.
 16 That's the direction it would be as opposed to vice
 17 versa, because you don't want to have two design
 18 standard interlocked -- or you could, I suppose, have
 19 it interlocked purely just to the form-based
 20 ordinance or applied across the board in the city.

21 The intention of this was this applies
 22 across the board to the city. And I believe Caleb
 23 addressed that a little bit that -- you know, he said
 24 that specifically the code references back to the
 25 adopted design standards for the city.

Page 21

1 COUNCILMEMBER ALEXANDER: Understood, but
2 in Section 23-1702(a)(1) it lists the individual
3 zoning codes. So are we going to incorporate a
4 future zoning code designation? because the zoning
5 code for the GM is most likely not going to fall in
6 one of those categories.
7 MR. COOLEY: That's a good point. That
8 really should be changed to be based upon the form
9 based code.
10 COUNCILMEMBER ALEXANDER: All right. I'm
11 finished with page 2 questions.
12 Anybody else have any page 2 questions?
13 MAYOR PITTMAN: Jump in there if you have
14 any questions on that page.
15 COUNCILMEMBER DEAN: Well, I have an over-
16 view, I mean not just a page by page but in terms of,
17 again, the architectural identity.
18 I mean you made reference to architectural
19 design, but we still have -- are we going to be mid
20 century? I mean are we going for a look? Are we
21 going for something?
22 And that's something that I think is
23 lacking because you could have, you know, mid century
24 here and then you could have, you know, whatever it
25 is over here, but there needs to be some kind of

Page 22

1 consistency, I think. We don't have anything right
2 now. And so I think it's hard to match what -- what
3 we want.
4 I mean what we have, we don't want, so I
5 think that some kind of definition in terms of style
6 might be helpful.
7 MR. COOLEY: Yeah, that's exactly what
8 you're talking about is a style. And that's
9 something that's never been -- I've never gotten
10 feedback on from the Council is, you know, are y'all
11 looking for a particular style? You know, example of
12 this, when Milton went to -- you know, even in the
13 residential, that they applied architectural styles
14 in residential, but you have to build it, and they
15 have an architect that reviews every plan to make
16 sure it's consistent with that.
17 Typically, in commercial, in most cities
18 these days, unless they're trying to create a
19 specific flavor -- What's the place down --
20 COUNCILMEMBER DEAN: Seaside?
21 MR. COOLEY: No. I'm talking locally
22 that's got the kind of tudor style.
23 COUNCILMEMBER DEAN: Oh, I know. Helen.
24 MR. HART: Avondale.
25 MR. COOLEY: Avondale. Thank you

Page 23

1 COUNCILMEMBER DEAN: Okay.
2 MR. COOLEY: Avondale. You know, that's
3 one place that's got a specific style.
4 You know, places like Helen come to mind
5 as having a specific style. You know, that was
6 something that they were looking.
7 COUNCILMEMBER PACHUTA: I can't think of
8 one overarching style that would fit the entire city.
9 To me, the purpose of architectural design standards
10 is more to increase the quality of construction.
11 And if the city did decide to go for a
12 style, I don't think it could be applied to the
13 entire city. If anything, it might be applied to a
14 specific area such as the GM redevelopment or New
15 Peachtree corridor or something. But I mean good or
16 bad, Doraville's eclectic, and I don't see trying to
17 fit the entire city into one style.
18 COUNCILMEMBER DEAN: Oh, not necessarily
19 one style, but some style, I mean.
20 And to that point, even with the different
21 zoning areas that we have, I mean in C-2, do we want
22 C-2 to look like M-1, I mean; and if not, would those
23 styles and standards be different? I mean because
24 the uses are so very different. And that's just
25 something that we might consider, that we might talk

Page 24

1 about.
2 The lack of definitions. I mean I've
3 looked. I bought this book here and I've looked at
4 several design standards, and our definitions seem
5 incredibly weak. And I would imagine, for Legal,
6 that might cause a problem, because if we have
7 ambiguous or vague definitions, then it might be more
8 difficult to argue a case legally if we have nothing
9 to back up, no definitions, so it could be
10 interpreted this way or it's subject to
11 interpretation.
12 MR. COOLEY: Are you talking about
13 definitions of architectural forms or --?
14 And I guess that's one of the things we
15 try to do with the guidebook. If you get down -- And
16 what that's providing is just kind of an easy
17 reference for the public.
18 To get into the architectural designs
19 books that they've got, the definitions are there,
20 they're spelled out. But that's not something you
21 can expect, you know, an everyday person come in and
22 have to do that type of research. That's why we were
23 trying to provide -- and I thought it was a great
24 idea the Planning Commission had was to provide
25 something that gave them the idea.

Page 25

1 And as far as, you know, if they're
2 looking to something beyond the scale of that -- and
3 this was a suggestion from one of y'all -- was to
4 incorporate that architectural design review where
5 they have the final say on it, you know. So that
6 gets an opportunity for, you know, at that point, you
7 know, your decision is your decision, and that's
8 certainly within the flexibility and the real --
9 correct me if I'm wrong -- the power of any
10 committee like that. No grounds that I know of that
11 you could challenge that on a legal basis.
12 COUNCILMEMBER DEAN: And why Orange
13 County, Florida? I mean why not --
14 MR. COOLEY: Well, I looked all over the
15 country, you know. I looked at Oregon, I looked at
16 California, I looked up the east coast, the Midwest.
17 COUNCILMEMBER DEAN: Why not Dunwoody or
18 someplace that has --
19 MR. COOLEY: Pardon me?
20 COUNCILMEMBER DEAN: Dunwoody or an area
21 around here that has -- that has nice aesthetics?
22 MR. COOLEY: I looked at that. And if you
23 look at those, the functions are -- they're not to
24 the level that . . . What I've heard a little bit
25 was, you know, let's try to tie down exact materials

Page 26

1 and things like that.
2 And they are not tied down like that.
3 What you've got, and especially in a place like
4 Dunwoody, is because the type of construction and the
5 type of development that was going on, it's more of a
6 higher-end type of development.
7 And to be quite honest with you, I think
8 that's the type of stuff that would probably see with
9 a redevelopment something like GM where you're not
10 going to have the same issues that you do with
11 redevelopment, especially on Buford Highway. So you
12 know, that may happen on its own without the
13 regulations.
14 It's better to have -- in my opinion, it's
15 better to have regulations that, you know, at least
16 have some control on it.
17 But you know, it's tough to prevent
18 somebody who's trying to redevelop a parcel or two on
19 Buford Highway that should look like this when the
20 cost is going to be cheaper and everything else and
21 easier for them to do it without some standards.
22 I mean you got to have some standards, I
23 think, and workable standards, you know, ones that
24 are flexible.
25 The problem when you get tying down into

Page 27

1 materials is kind of like in some of our zoning code
2 where it's so broad and you try and catch every
3 little thing, you can't catch every little thing.
4 And that's why I'd really like the idea of that
5 architectural design review because, you know, if
6 there's questions about it, they can apply it to
7 architectural review board. If the board says "No,"
8 no.
9 COUNCILMEMBER DEAN: Well, I don't think
10 it's a question of being tied down to materials. I
11 mean I think materials are really, really important.
12 MR. COOLEY: Yeah.
13 COUNCILMEMBER DEAN: You look along Buford
14 Highway. I mean we want something that's going to be
15 here for hopefully 10 years and in good condition.
16 So I think -- I mean, to me, my preference
17 would be start above what our expectations are and we
18 can work down from that if necessary rather than
19 starting with cinder block and metal and going up.
20 MR. COOLEY: Well, I think if you read
21 carefully on this, you'll see there's very limited
22 places where a certain smaller percentage of that is
23 allowed, and it's not where it's visible. And that
24 is a consideration I think that you need to give
25 anybody that is trying to build a business in here.

Page 28

1 And one of the examples is where it talks
2 about when buildings are so close together, that, you
3 know, you cannot see them. So you know, what is the
4 point of requiring materials that are there for
5 aesthetics to be there when you can't see them? You
6 know, all that does is drive up the cost and makes it
7 more difficult for businesses to come in.
8 What you want is have it where it impacts
9 the public or the residents around it. You've got to
10 have those sides, you know, treated properly. And
11 what this really does, it addresses materials, the
12 scale, the repetition of patterns; really gets down
13 to a pedestrian scale.
14 And this is one of those things that
15 really -- same thing with the form-based code: It's
16 talking about bringing things forward, bringing the
17 scale down where it's just not this shopping center
18 stretch or, you know, all these buildings along one
19 thing like that that all don't have that scale. The
20 best example I can think of are some of the big boxes
21 that we -- I think right now, you know, that's not
22 attractive.
23 COUNCILMEMBER DEAN: Okay. With the --
24 and we can talk about specifics later. This document
25 makes reference to the building official, but we

Page 29

1 don't have a building official.
2 MR. COOLEY: Actually, we do have a
3 building official. Our building official is Paul
4 Ivey.
5 COUNCILMEMBER DEAN: Okay. Contractor?
6 MR. COOLEY: Yes.
7 COUNCILMEMBER DEAN: Okay. And windows
8 and window dressings are not addressed. Parking
9 lots, landscaping is not a separate ordinance, it's
10 kind of incorporated into parts of it, and I'm just
11 curious as to why they don't have their own.
12 MR. COOLEY: Well, it's important. I
13 think we need more landscape.
14 COUNCILMEMBER DEAN: Right.
15 MR. COOLEY: You know, when we talked
16 about the concept of parking lots and streetscapes
17 and things like this.
18 Where you see landscaping here is in
19 association to the scale of the building. And these
20 are requiring a certain amount of shrub along the
21 facades for a certain percentage again to bring the
22 scale down, to soften the building, or it can be, you
23 know, building, sidewalk, and then the landscaping
24 type of thing. That's where you see the landscape
25 ordinances.

Page 30

1 We address the parking only to the fact
2 again the scale aspect of it where we talk -- and
3 safety -- where we talk about having textured or some
4 sort of designated pedestrian ways so you just don't
5 have people walking out in the middle through a
6 parking lot.
7 You know, there's some good examples. One
8 that I think was a pretty good example is the
9 development over in Chamblee where the Wal-Mart is.
10 The bad-example portion of that is the materials they
11 used. You take a -- you walk along and stuff, and I
12 have to imagine taking a shopping cart, and I believe
13 Councilman -- Yeah, I believe that was something that
14 you brought up and we corrected that and specifically
15 addressed that, talking about the smoothness of it.
16 So you know, really the things that you're
17 talking about, I absolutely agree with you. We need
18 a landscape ordinance. We don't really have a
19 landscape ordinance as such in commercial areas.
20 We really need one. I think that can make
21 as big an impact on the city as pretty much anything
22 else.
23 COUNCILMEMBER DEAN: Well, in this booklet
24 -- and this touches on what Ms. Alexander said --
25 with required landscape, it talks about xeriscape

Page 31

1 techniques.
2 MR. COOLEY: Xeriscape?
3 COUNCILMEMBER DEAN: Yeah.
4 MR. COOLEY: Okay.
5 COUNCILMEMBER DEAN: And it goes into a
6 little bit of detail about that but there's nothing
7 like that in the ordinance.
8 And also, one of the inconsistencies was I
9 think if you change or renovate 50 percent, then you
10 have to, with the new requirements, but in the
11 ordinance, it's 40 percent.
12 So these are -- I mean I don't think it
13 was just that here we're using this for the -- for
14 the general public to look at. I mean there are big
15 inconsistencies, I mean.
16 MR. COOLEY: Right; and we need to change
17 those. And part of that's a function of the changes
18 that we made in response to comments from Council,
19 especially the percentage basis --
20 COUNCILMEMBER DEAN: Okay. Right now --
21 MR. COOLEY: -- a number of things.
22 COUNCILMEMBER DEAN: -- with this -- All
23 right.
24 MR. COOLEY: Yeah. A number of those
25 things. Please don't get caught up in this guidebook

Page 32

1 too much.
2 COUNCILMEMBER DEAN: Okay.
3 MR. COOLEY: This was an example, trying
4 to show what we can do in order to help convey -- you
5 know, so people can understand and look at this and
6 say, "Okay. That's the primary facade. Okay.
7 There's the bottom of the building. Here's what a
8 transom is." You know, "Here's a cornice and a
9 parapet."
10 COUNCILMEMBER DEAN: Okay. With this
11 landscaping, I like it. I like this plan, but
12 there's nothing in the ordinance about that.
13 So I mean that's -- I mean that's kind of
14 what I'm, Well, that's real good, and I was looking
15 for it. Where is it?
16 Because the ordinance is going to be what
17 counts. Right?
18 MR. COOLEY: You're absolutely right.
19 But a xeriscape is a great approach. If
20 you're familiar with it, basically it's a selection
21 of plant materials and -- and/or irrigation systems
22 that are very low water usage, you know, basically,
23 and that gets into using materials that are native,
24 that are tough, you know, take streetscape
25 conditions. That's one of the things that's being in

Page 33

1 those green codes that a Steven has been working on.
2 We've reduced the list and changed the list to get
3 rid of some of the bad materials in there and get
4 more of a xeriscape.
5 I don't know of any places that require
6 xeriscaping. I'm sure there are plenty, but I don't
7 know any. I know out west it is more used, and even
8 the term "xeriscape" is a copyrighted thing, have to
9 be kind of careful with that.
10 COUNCILMEMBER DEAN: Okay. And I will let
11 the others speak, but the other thing is that -- is
12 that with the half an acre, the parcels less than a
13 half an acre. We have a lot of big parking lots that
14 are divided into separate parcels; right?
15 MR. COOLEY: The shopping centers?
16 COUNCILMEMBER DEAN: Uh-huh.
17 MR. COOLEY: The majority of them are one
18 parcel. The only one that I think of and the common
19 space is all part of a shared is Asian Square. Each
20 one of those buildings or units is a condominium.
21 That's the only one I'm aware of.
22 COUNCILMEMBER DEAN: Okay. All right.
23 MAYOR PITTMAN: Does anyone else have any
24 comments on page 2?
25 (No response)

Page 34

1 MAYOR PITTMAN: Okay. Page 3?
2 Ms. Dean, do you want to start off, make
3 any comments on page 3?
4 COUNCILMEMBER DEAN: Sure.
5 Okay. On page 3, like the 40 percent of a
6 primary or secondary facade, I just talked about that
7 with the other one. In the document, it's 50
8 percent, but you told us about that.
9 And redevelopment or renovation that
10 changes more than 20 percent of the existing building
11 will require compliance with the -- with the building
12 color. So if they paint less than 20 percent, let's
13 say 18 percent, it can be a different color?
14 MR. COOLEY: Well, this is talking about
15 renovation and redevelopment of the building.
16 COUNCILMEMBER DEAN: Right.
17 MR. COOLEY: So if they did more than 20
18 percent of anything with the exterior of the
19 building, all sides --
20 COUNCILMEMBER DEAN: Right.
21 MR. COOLEY: -- they would have to come
22 into compliance with that color scheme.
23 I think what the intent of that -- And
24 this was something that was recommended by Council.
25 The concern was that, you know, we don't want to keep

Page 35

1 people from at least putting a new coat of paint on
2 and keep maintenance up; but if it's getting to the
3 point where they're getting into a larger portion of
4 that, you know, they've got an investment in it,
5 let's go ahead and make the change.
6 COUNCILMEMBER DEAN: Okay. So a
7 particular color. I mean if it's a pink building and
8 the renovate 20 percent or 19 percent of the
9 exterior, they still have to make that consistent
10 with the color of the building but they do not have
11 to conform to the colors set out in this guideline.
12 MR. COOLEY: At the 19 percent, yes,
13 ma'am, redevelopment.
14 Anything that's over 20 percent of the
15 exterior portion of the building would require that.
16 COUNCILMEMBER DEAN: Okay. But they would
17 have to paint it, right, to match the building as of
18 current?
19 MR. COOLEY: Yeah. And the whole idea of
20 that -- And there's an extra, a clearer copy of that,
21 and I just put together to try to give you an idea of
22 what we're looking at.
23 We're not trying to say each individual
24 color --
25 COUNCILMEMBER DEAN: Right.

Page 36

1 MR. COOLEY: -- you know, if that's --
2 COUNCILMEMBER DEAN: Right, right.
3 MR. COOLEY: -- what you're asking. This
4 is the range. And what you'll notice, they're mostly
5 muted tones --
6 COUNCILMEMBER DEAN: Right.
7 MR. COOLEY: -- all colors.
8 COUNCILMEMBER DEAN: Okay. And as
9 determined at -- Number 5, "as determined by the
10 reasonable discretion of the city's Director of
11 Planning and Development after consultation and
12 written approval." From whom?
13 MR. COOLEY: Written approval from the
14 Development or Planning Director.
15 That was one of those sections I was
16 wondering whether it might be advantageous to put the
17 language in that we did about the architectural
18 review board. I don't know if that was just a missed
19 one that was supposed to be rewritten or, you know.
20 A certain amount of discretion is needed for speed's
21 sake. But really, in my opinion, that's one that
22 probably should have had -- also had added with the
23 verbiage about the architectural review board.
24 COUNCILMEMBER DEAN: Okay. But it's as
25 determined by the reasonable discretion of the city's

Page 37

1 Director of Planning and Development after
2 consultation and written approval.
3 Okay. So that would be the approval would
4 come from you or the architectural review board?
5 MR. COOLEY: Yes, ma'am, after
6 consultation; that meaning after the applicant has
7 consulted, would have discussions about it; and then
8 written approval -- don't want it to be verbal --
9 written approval based upon what was decided.
10 COUNCILMEMBER DEAN: Okay.
11 MR. COOLEY: Can I ask how y'all feel
12 about the architectural design board on that one?
13 COUNCILMEMBER DEAN: Well, yes, I like it,
14 and I also agree with what Ms. Bradford said. I
15 would like to see that committee implemented as soon
16 as possible. And I've spoken to a couple of people
17 in the community who are interested, so I would like
18 to see that moving forward sooner rather than later.
19 MR. COOLEY: Yeah. I think that was
20 something that you might want to consider
21 simultaneous or --
22 COUNCILMEMBER DEAN: Yeah, right.
23 MR. COOLEY: -- within a month or some-
24 thing of adoption or something to that effect.
25 There's no point in having it if we don't have . . .

Page 38

1 COUNCILMEMBER DEAN: Okay. Great.
2 MAYOR PITTMAN: Ms. Fleming?
3 COUNCILMEMBER FLEMING: Okay. On page 3,
4 I want to ask about the 40 percent remodeling or
5 renovation which requires the entire building to be
6 remodeled is what I understand.
7 So I want to go back to Buford Highway's
8 Farmers Market and ask about that specific property
9 just as an example for us to have a visual on that.
10 I was going to use one of these, and I thought no,
11 we know what that shopping center looks like.
12 So if that, whatever was the name of that
13 business that was going there, all right, was --
14 MR. COOLEY: Business that shall not be
15 named.
16 COUNCILMEMBER FLEMING: -- 40 percent --
17 MR. COOLEY: Right. So let's assume it
18 was.
19 COUNCILMEMBER FLEMING: -- okay, that the
20 balance of that shopping center, because it's all one
21 unit, would have to be remodeled --
22 MR. COOLEY: The building facade.
23 COUNCILMEMBER FLEMING: -- to comply with.
24 MR. COOLEY: Yes, ma'am.
25 If that had been 40 percent or greater and

Page 39

1 they were doing renovations to that facade, the
2 remaining 60 percent or less would have to have been
3 brought into conformity too. Part of that is --
4 COUNCILMEMBER FLEMING: To match whatever
5 they were doing.
6 MR. COOLEY: -- to be consistent, not
7 necessarily match, but what you want -- what you
8 don't want, I don't think, is getting a piece that
9 looks -- that has been brought up to standard, you
10 know, be flexible enough to allow changes to be made.
11 But when it gets to the point that it's substantial
12 enough that it's going to make a large visual impact
13 on that building, 40 percent or more, the idea is to
14 make it look consistent. And you'll see that
15 referenced in the ordinance about whatever's done
16 even on the different sides, they have to be
17 consistent with the overall character of the primary
18 facade.
19 So yes. To answer your question, yes.
20 COUNCILMEMBER FLEMING: Okay. So now I
21 want to now give us a visual on one of these, and I
22 think most of us have gone to Suwanee or other areas
23 that have -- you know, there are a long stretch of
24 buildings but they're all connected, and they are
25 different as far as different character. They're

Page 40

1 not, you know, a lot --
2 MR. COOLEY: Individuals?
3 COUNCILMEMBER FLEMING: -- they're not
4 cookie cutter.
5 And in regards to Trudy's comment about
6 our style and Ms. Pachuta's comment about, you know,
7 our style, I am not in favor of the entire city
8 looking like one style. I like the character look
9 of, for instance, Suwanee where they've got one
10 building is brick and the next one is such-and-such
11 and so forth but they're all connected.
12 MR. COOLEY: Right.
13 COUNCILMEMBER FLEMING: But if one of them
14 is 40 percent, then the balance of them have to be
15 redone as well?
16 MR. COOLEY: Yes. I mean if the whole
17 facade is now -- That doesn't mean that each one has
18 to -- it has to be compliant with the ordinance which
19 talks about -- they may already be that way, you
20 know, the scale and finish of the building.
21 Landscape may be an issue on some of them, you know,
22 leave some planting area and things of that sort, so.
23 And again, what the ordinance does is
24 gives a range of things that they can do to make it
25 consistent with the code. It's not so draconian that

Page 41

1 it comes in and says, you know, "You shall make this
2 look like that 40 percent," you know.
3 It can be the character of it it wants to
4 be as long as it meets the criteria of this code, and
5 again, which has the flexibility. You know, maybe
6 it's cornice; maybe it's architectural detail. It
7 may be the pedestrian entrance that has really a lot
8 of different detail where it's, you know, got really
9 neat materials there at the entrance and things like
10 that really bringing out entrances.
11 So it can be whatever. It's not trying to
12 make -- In fact, I think, if anything, it's probably
13 going the other direction to make the scale of each
14 individual business and each individual facade more
15 pedestrian oriented, more of that scale, something
16 that people can walk by and feel comfortable with as
17 opposed to walking down maybe some of the larger
18 stores right now that do not have this required, and
19 you've basically got sidewalk and you've got the wall
20 and whatever.
21 So what it does, it makes it come up to
22 those standards as opposed to saying you shall look
23 like this or you shall look like that, and I think
24 that's one of the positive aspects of the code.
25 COUNCILMEMBER FLEMING: Okay. The other

Page 42

1 portion of this was redevelopment or renovation that
2 changes more than 20 percent of the exterior of an
3 existing building will require compliance to our
4 building color.
5 We don't permit painting, so how are we
6 going to enforce that?
7 MR. COOLEY: Again, it would be a
8 compliance issue. They're going to have to come back
9 in for review of their plans, and on their plans
10 they're going to have to designate what the color is
11 going to be. So in a way, it's actually part of the
12 building permit at that point. I mean it's a Zoning
13 Ordinance requirement so it's going to be
14 incorporated into that.
15 COUNCILMEMBER FLEMING: So is that going
16 to take place where our painting of the commercial
17 building will be part of our zoning code and they'll
18 have to -- Painting will be part of the building
19 permit?
20 MR. COOLEY: The aesthetic portion of it,
21 any building permit is going to have to get -- it
22 goes through a number of reviews. You know, the
23 initial one is planning and zoning. This is adding
24 an additional area of review we have to do to make
25 sure that it is consistent with this ordinance, and

Page 43

1 it's going to be time consumptive but I think it's
2 worth it, but it's going to have to go through that,
3 so that process will be incorporated with this.
4 Because this does talk about and applies this to --
5 it's conditions put upon based upon zoning, it has to
6 go through the Zoning Procedures Act.
7 Now, that being said, it could be -- the
8 section itself, I would suggest that it's going to be
9 3-something dash whatever; but you know, as long as
10 it's adopted under those standards, we're good.
11 COUNCILMEMBER FLEMING: Okay. And then
12 the only other comment I have on page 3 is since
13 Mr. Gillen has changed the department name to
14 Community Development Director, that's going to be
15 changed.
16 MR. COOLEY: Yes, ma'am, you're right.
17 MAYOR PITTMAN: Mr. Patrick?
18 COUNCILMEMBER PATRICK: I guess, if
19 anything, I would favor lowering the percentage in
20 Section (3) from 40 percent to 20 or 30 percent. I
21 think that was controversial at the time. When we
22 discussed this the last time, I had mentioned that I
23 would be okay with a lower percentage for the primary
24 and secondary facades. I don't know if it was
25 controversial the last time, but I'm just going to

Page 44

1 throw that out, that I wouldn't mind seeing it at a
2 smaller percentage.
3 And then like Trudy, as long as it's clear
4 that under paragraph (5), that's a discussion between
5 the board and then you're kind of intermediary
6 between the two, I think that's fine.
7 MAYOR PITTMAN: Okay. Ms. Pachuta?
8 COUNCILMEMBER PACHUTA: Just in response
9 to Robert, I think a problem might arise if we make
10 it too low. Then no one's going to want to do minor
11 renovations, so I'm thinking we might actually start
12 to see fewer renovations to older buildings, but
13 just, you know, minor renovations to even improve the
14 whole of it. So I think that's the risk of lowering
15 it.
16 But I want to ask about 40, 50 percent,
17 whatever, about going back to the Smart Code or
18 whatever Caleb calls it, because I was still confused
19 when I left the meeting with Caleb. If they are
20 making, you know, a 50, 60 percent renovation to make
21 the building more aesthetically pleasing, is that
22 going to have to trigger a new footprint closer to
23 the street or moving forward in their location --
24 does that make sense? -- if they're set far back?
25 MR. COOLEY: Right. There's a section in

Page 45

1 that ordinance that talks about a percentage basis
2 where it has to be moved forward.
3 This really doesn't really address this.
4 This addresses the change totally to the facade. It
5 doesn't talk about location of the building itself.
6 That's where the form-based code -- they complement
7 each other.
8 But no, we intentionally don't want to
9 have that conflict built in between this and the
10 form-based code, and I got to remember to use the
11 name, but --
12 COUNCILMEMBER PACHUTA: Okay. So the
13 form-based code --
14 MR. COOLEY: -- Livable Communities.
15 COUNCILMEMBER PACHUTA: -- that trigger is
16 going to occur more with, say, an expansion or
17 something like that.
18 MR. COOLEY: Correct.
19 COUNCILMEMBER PACHUTA: Okay. But not
20 just changing what the building looks like as long as
21 it's . . .
22 MR. COOLEY: Right. They very easily
23 could. If, say, they were doing a minor addition or
24 whatever that did not kick it into the requirements
25 under the Livable Communities Code, you know, it

Page 46

1 still could trigger it into this bring it up to
2 standards on this.
3 MAYOR PITTMAN: Okay. Mr. Bates?
4 COUNCILMEMBER BATES: I'll agree with
5 Karen. I think if you start dropping that percentage
6 down, you're going to actually I think inhibit
7 renovations, full-scale renovations.
8 Aside from that, having the architectural
9 review board as part of this, I think that's a good
10 step.
11 MAYOR PITTMAN: Okay. Ms. Alexander?
12 COUNCILMEMBER ALEXANDER: Back to
13 Councilmember Fleming's question, I don't think it
14 was answered, and, if it was, I apologize.
15 I own a commercial building on Buford
16 Highway. I can paint it without getting a permit.
17 MR. COOLEY: Right.
18 COUNCILMEMBER ALEXANDER: So how are you
19 going to enforce this code when I am not coming to
20 city hall to tell you I'm painting my building?
21 MR. COOLEY: Well, this kicks in when
22 there's 40 percent facade remodeling or renovation,
23 not just painting. Painting is a standard
24 maintenance procedure.
25 So yes, if they were not doing any work

Page 47

1 whatsoever to the facade or restoring the building,
2 they could come in there and repaint it the same
3 color.
4 COUNCILMEMBER ALEXANDER: So painting is
5 not considered renovation in your eyes.
6 MR. COOLEY: No, ma'am. That's -- that's
7 a maintenance issue.
8 COUNCILMEMBER ALEXANDER: Okay.
9 MR. COOLEY: Now, if it gets to be such
10 bad condition where, you know, painting is required
11 and it's not up to the International Property
12 Maintenance Code, Code Compliance could get on them,
13 you know, to paint it but they still would not --
14 could not kick them or force them into painting, you
15 know, within that color guideline.
16 COUNCILMEMBER ALEXANDER: The only other
17 question I had on this page in the way of notes says,
18 Is the architectural review board going to be a
19 binding committee or is it going to be advisory such
20 as the Planning Commission, and has that been
21 determined yet?
22 MR. COOLEY: Actually, the way it's
23 written in the code, it is final decision. It can be
24 appealed to the City Council. But it's a final
25 decision; it's not a recommendation.

Page 48

1 COUNCILMEMBER ALEXANDER: So why would we
2 have one committee advisory and one committee
3 binding?
4 MR. COOLEY: Well, under the Zoning
5 Procedures Act, the state statute for zoning actions,
6 that's the way it's stated. At that point, you're
7 talking about legislative action and you cannot have
8 an appointed body making legislative decisions.
9 That's something that is reserved for the city
10 council.
11 This is an implementation and an inter-
12 pretation. It is not a legislative action. If they
13 were trying to add something to the code, that would
14 be a legislative action, but it's not. So it's kind
15 of like an administrative decision where the city
16 administrators have the authority to make a decision
17 like that. That decision is binding unless they
18 appeal it to maybe the city council or to our
19 appointed person that we . . .
20 COUNCILMEMBER ALEXANDER: Okay. So
21 they're operating under the guise of Chapter 23,
22 which is covered by the ZPA. How is their telling
23 someone, "No, you cannot do that" not a legislative
24 action?
25 MR. COOLEY: It's an interpretation of the

Page 49

1 existing code.
2 COUNCILMEMBER ALEXANDER: Okay.
3 MR. COOLEY: Legislative action is
4 action --
5 COUNCILMEMBER ALEXANDER: I'd like Legal
6 to give a little bit more.
7 ATTORNEY ROBICHAUX: I think what Joe's
8 been saying actually is right on right now.
9 What the architectural standard -- what
10 that board would do would be interpreting what's
11 actually in the code. When like someone put forward
12 the building plans, they would say like yes, it does
13 conform with it or no, it does not conform with it,
14 so actually applying and using that administrative
15 function with it.
16 When someone goes to the Planning
17 Commission, they're really looking for like changes
18 to zoning or exemptions to it, something along
19 those -- more along those lines, which require the
20 legislative decision to allow it to change something,
21 not just an enforcement or an administrative action
22 of it.
23 Does that -- I'm trying to succinctly
24 answer your question. Does that kind of hit more
25 towards it?

Page 50

1 COUNCILMEMBER ALEXANDER: So this binding
2 board, then, would be subject to litigation.
3 ATTORNEY ROBICHAUX: They're appealable to
4 the City Council, and the City Council's decision
5 would be appealable to the Superior Court of Dekalb
6 County.
7 COUNCILMEMBER ALEXANDER: But the board
8 members themselves could be subject to litigation.
9 ATTORNEY ROBICHAUX: No. They would be
10 covered under immunity as long as they act within the
11 reasonable confines of what they were doing, as long
12 as they reasonably made sure that they performed
13 their duties.
14 COUNCILMEMBER FLEMING: But they're an
15 appointed board. They're volunteer; they're not
16 receiving any monetary gain out of this.
17 DR. GILLEN: I would assume so.
18 COUNCILMEMBER FLEMING: I can't imagine,
19 you know -- I know why Ms. Alexander's questioning,
20 because, to me, just like the Planning Commission,
21 it's a nonbinding decision, and they give us their
22 reasons why they've come up with these different
23 scenarios and reasoning. And I would think that it
24 would be a nonbinding decision, and here are the
25 reasons that we're giving you whether we're denying

Page 51

1 it or approving it. Okay? And so my preference
2 would be nonbinding.
3 COUNCILMEMBER DEAN: Couldn't we make it
4 an advisory board?
5 COUNCILMEMBER BATES: The problem with
6 doing that, the pure volume of plans and reviews that
7 you're going to be reviewing on a weekly basis is
8 going to use a hundred percent of your time.
9 How many building permits do you guys get
10 on a weekly basis?
11 MR. COOLEY: I couldn't tell you. I know
12 we've got over 22 right now before the fire marshall,
13 waiting.
14 COUNCILMEMBER BATES: So if you've got --
15 if you get two or three a week, you're going to have
16 that architectural review board review them, make
17 recommendations to this body, and this body is going
18 to review four or five every Council meeting and have
19 public hearings like you do for our Planning
20 Commission?
21 I'm not sure that's the best use of this
22 body's time, personally.
23 COUNCILMEMBER FLEMING: But, then, I'm not
24 sure that we would get a volunteer committee to do
25 three or four or five plan reviews. I don't think

Page 52

1 that's what --
2 I thought that the Design Review Board
3 would be for inconsistencies, that they would be
4 reviewing those to determine whether they're
5 acceptable or not, not looking at every single plan
6 that comes across the table --
7 MR. COOLEY: Correct.
8 COUNCILMEMBER FLEMING: -- or we're going
9 to have full-time volunteers having to do away with
10 their jobs.
11 MR. COOLEY: Oh, actually what we would
12 have would be a logjam.
13 COUNCILMEMBER FLEMING: Yes.
14 COUNCILMEMBER PATRICK: If I may say
15 something, because I happen to work in a city that we
16 do that, all new residential construction, all new
17 commercial construction has to go through a public
18 board for review. They're our citizens who are our
19 advocates in the community.
20 I mean this is what they want to do. If
21 they feel that their community needs to have a
22 certain look or style or feel that the code itself
23 doesn't, that's where they step in. That's where
24 we -- that's where we can rely on the residents to
25 help steward the city. And I'm comfortable with

Page 53

1 having it as that board has final decision.
2 If it's something so uncomfortable to --
3 to that applicant, then appeal it up here to the
4 board, and we can take a look -- or to Council;
5 pardon me -- we can take a look at it and make the
6 decision we agree with the board, we don't agree with
7 the board or we split it down the middle.
8 But I think that is an ideal opportunity
9 for the residents to speak up and have more influence
10 in the community. And it works. I can say it works
11 because I see it work.
12 COUNCILMEMBER ALEXANDER: ^{What are the}
13 requirements of your -- Norcross's members of the
14 board?
15 COUNCILMEMBER PATRICK: ^{It's a four-board,}
16 five-board panel: four are residents; an architect
17 or an engineer, someone with some kind of a
18 professional design background is required. That
19 person is not a resident. They do live in Gwinnett
20 County, but that person, to my knowledge, is not a
21 resident, not a resident of the city.
22 MR. COOLEY: So let me ask, so what
23 they've done, then, is they've required one person to
24 have those qualifications --
25 COUNCILMEMBER PATRICK: Correct.

Page 54

1 MR. COOLEY: -- as opposed to the entire
2 board.
3 COUNCILMEMBER PATRICK: Correct.
4 MR. COOLEY: That's interesting.
5 COUNCILMEMBER DEAN: ^{Well, and I looked at}
6 another city, and they don't have a requirement for -
7 - an architectural requirement. But what they have,
8 what they -- they require someone experienced in
9 design, but it's not -- to clarify, it's not, you
10 know.
11 MR. COOLEY: But what that does do is
12 opens up the pool, if you will, of people to serve.
13 COUNCILMEMBER DEAN: Well, we're not
14 paying them. But I think that we definitely --
15 especially since our pool is fairly small, you know,
16 I think that we need to make it as accessible as
17 possible, but someone who's interested --
18 No one is going to want to do this, no one
19 interested in doing this, I believe will -- will
20 volunteer without doing the work required.
21 COUNCILMEMBER BATES: I do think it's
22 important that we have someone serve as an advisory -
23 - an active member on that board who understands
24 architecture and engineering. They've got to be able
25 to answer questions and, you know, advise, say, "No.

Page 55

1 That's a normal practice in building construction."
2 If you leave that to interpretation, we're going to
3 get a lot of appeals up here.
4 COUNCILMEMBER DEAN: I think we'll find
5 someone, though.
6 MR. COOLEY: Well, I think what --
7 apparently what y'all have done really increases the
8 pool because if you don't have -- you may have people
9 in the community that have those skills, but
10 hopefully they're so busy they don't have time to do
11 it. You know, the Council can appoint someone in
12 that position familiar with architectural standards,
13 whatever, that would bring that to the board or to
14 the -- the board.
15 So that's an interesting approach that one
16 could be --
17 MAYOR PITTMAN: Excuse me. I think
18 Dr. Gillen --
19 DR. GILLEN: Just a quick suggestion since
20 we're on that topic. Why don't we jump to that page,
21 we'll take the notes and we'll redraft it according
22 to your comments. I think it's on --
23 COUNCILMEMBER ALEXANDER: ^{That is 23.}
24 DR. GILLEN: So it's a five-member panel
25 with one -- at least one member having --

Page 56

1 Robert --
2 COUNCILMEMBER PATRICK: Some kind of a
3 design professional background.
4 COUNCILMEMBER DEAN: ^{Demonstrate knowledge}
5 and design experience, something like that?
6 DR. GILLEN: Yeah.
7 COUNCILMEMBER DEAN: Because as was
8 pointed out earlier, I mean we -- I would have never
9 in a million years picked up some of the books I pick
10 up now and study some of the things I study now
11 without a need to, and I think that people are so
12 involved in the community that they -- they would do
13 the same thing. I mean I think that everyone could
14 learn.
15 COUNCILMEMBER PACHUTA: ^{And I'm sorry. I}
16 think it's --
17 DR. GILLEN: One --
18 COUNCILMEMBER PACHUTA: Oh.
19 DR. GILLEN: I'm sorry, go ahead.
20 COUNCILMEMBER PACHUTA: -- that it's
21 important to at least try to have at least three, you
22 know, three of the members being one from each
23 district.
24 MR. COOLEY: Yeah, I agree.
25 COUNCILMEMBER DEAN: Or maybe three

Page 57

1 members -- three from each district and two at-large,
 2 I mean, if it matters.
 3 DR. GILLEN: At large, yeah.
 4 MR. COOLEY: And possibly one having that
 5 architectural design.
 6 COUNCILMEMBER FLEMING: Well, and the
 7 fifth one, for him, is not within the city.
 8 MR. COOLEY: I think that's a good option
 9 to have in case you need. I mean y'all are going to
 10 be appointing them, and if you can't find somebody
 11 with that qualification in the city, hopefully you
 12 could go to the close area around and find somebody
 13 that would be willing to serve.
 14 COUNCILMEMBER FLEMING: But we -- but the
 15 term "design engineer" has been listed, but are we
 16 not really looking for more of an architectural
 17 design engineer rather than just saying design
 18 engineer?
 19 MR. COOLEY: Yeah. I think I would
 20 probably suggest when we rewrite this is that we'd be
 21 taking "engineering" out and getting back to the one
 22 person that has architectural training or
 23 architectural training or architectural aspects as
 24 opposed to an engineer, because you really want to
 25 have more an architect being able to help other board

Page 58

1 members as opposed to an engineer. Civil is going to
 2 be more structural type stuff or structural
 3 engineer/construction, some of it's going to be site
 4 design. So the architecture I think would be . . .
 5 MAYOR PITTMAN: Okay. So if there are no
 6 further questions on any of that, we're going to move
 7 to page 4.
 8 Okay. Go ahead.
 9 COUNCILMEMBER PATRICK: Page 23,
 10 paragraph (c). "Upon submission, the Design Review
 11 Board shall review same in a public meeting no later
 12 than ten business days following the date of
 13 submission." That might be a difficult challenge for
 14 a design review board that's made up of volunteers,
 15 and I wanted to suggest perhaps a little bit of a
 16 broader time frame.
 17 MR. COOLEY: Yeah. I got to agree with
 18 you, because, you know, we'd either have to be
 19 setting something every --
 20 COUNCILMEMBER PATRICK: Right.
 21 MR. COOLEY: Yeah. I think you're going
 22 to, just because of the timing of processing, and
 23 we're trying to be, you know, processing things
 24 through an expedient manner and things like that.
 25 Maybe it's established twice a month or something to

Page 59

1 that effect.
 2 But I don't think we can afford to go less
 3 than that. The five days prior to the meeting is --
 4 is a little tough, too, and I might want to look at
 5 that.
 6 COUNCILMEMBER FLEMING: Let me understand.
 7 The Design Review Board is for everything and not
 8 just for variances from this code; is that correct?
 9 MR. COOLEY: The way this is written, the
 10 Design Review Board, you know, if they're going by
 11 what the code says, no, it's not required. If
 12 there's a question about it or if they're saying,
 13 "Well, we want to do this," and it's in -- it's -- be
 14 for them to decide to go before the board to
 15 determine whether yes or no; I mean is that something
 16 that's appropriate or is it not appropriate?
 17 So no, they would not be reviewing every
 18 single plan that comes through.
 19 COUNCILMEMBER FLEMING: Yeah, because I
 20 don't -- I --
 21 MR. COOLEY: That's a lot of work.
 22 COUNCILMEMBER FLEMING: I don't want us
 23 holding up, I mean we already have -- It appears,
 24 with the fire inspection and all this other stuff
 25 that we're having to go through for businesses, that

Page 60

1 we are having a backlog in approving business
 2 licenses, and I just don't want us to get to a point
 3 where we're not --
 4 We want to be mainstream permitting and so
 5 forth, but we cannot do that if we're going to hold
 6 up stuff all the time.
 7 MR. COOLEY: I think it --
 8 COUNCILMEMBER PATRICK: If I may say
 9 something to that, there's nothing wrong with taking
 10 the time to do it right the first time. And to ask
 11 an applicant who's going to put a couple million
 12 dollars into our city to wait a couple extra days --
 13 three days, even -- to make sure that it's something
 14 that the residents like, that they're going to have
 15 for the next 40 years, 50 years, I don't have a
 16 problem with that.
 17 And -- and, frankly, if the project is
 18 scheduled appropriately by qualified people, they
 19 know about this on the front end. They know that
 20 they have to go through this. This isn't a millstone
 21 around their neck while they're trying to swim across
 22 the lake. This is just another step in the process
 23 that they're aware of.
 24 Fire plan is a process that everyone has
 25 to go through. The choices are: Do you want your

Page 61

1 building to burn down and it be a place that no one
2 can get out of? So it's worthwhile to do that.
3 That's the benefit to doing these things.
4 Conversely, you end up with a story like
5 South Carolina where there was a furniture building
6 that was built. They made an addition onto it. It
7 wasn't done to code; it was no permits pulled on it,
8 and something tragic happens, and we don't need that.
9 So fire plan, building code review, design
10 review. They can all be done simultaneously and move
11 it through the process quickly but still get it where
12 it gets the eyes on it that it needs to have.
13 MR. COOLEY: And we've been talking about
14 that, the parallel review approach as opposed to a
15 linear, because it's, you know, much more expedient.
16 Something to that effect, though, I think it gets to
17 your scheduling, you know, if we had two meetings a
18 month, regularly-scheduled meetings, that this is the
19 times it will be heard, it gives some sort of time
20 frame to applicants, or more importantly, just as
21 importantly, to the people that are serving on the
22 board to know that they're going to -- you know,
23 these are the days that I potentially have something.
24 It's at least simpler. So I agree with you. I think
25 10 days is tough because you can't get in any routine

Page 62

1 at that point.
2 My recommendation would be twice a month
3 as needed. I mean if we don't need it, we don't have
4 that, we don't have a meeting, but at least people
5 are prepared and the people that are applying for
6 things will know: Here's the time frame I got to
7 have the plat in by here, it's going to be heard
8 here. And this is the process; and it's going to
9 take this long to go through this review, it's going
10 to take this long to go through this review. And the
11 question is how long will it take to go through the
12 plat review. Thank you for your time.
13 COUNCILMEMBER BATES: My preference, if
14 we're going to have an architectural review board,
15 let's send everything that's exterior to them.
16 Otherwise, who's going to make the determination on
17 the front end on whether or not the applicant is
18 going to be compliant with the standards?
19 MR. COOLEY: You've got the standards
20 spelled out, and it's just like a building plan
21 review.
22 COUNCILMEMBER BATES: Yeah, but who's
23 going to make that determination?
24 MR. COOLEY: Just like we do on building
25 plans and everything else. You know, that is staff's

Page 63

1 function.
2 If there's a question about it or they're
3 trying to do something off the wall or out of the
4 norm of those six things or whatever that are spelled
5 out, then it takes it beyond the code to a point
6 where a determination needs to be made. And at that
7 point, I think it's better to put that in the hands
8 of that board as opposed to allowing staff to make,
9 which is more of a -- I won't say arbitrary but more
10 of a subjective opinion on it, you know.
11 COUNCILMEMBER BATES: But there are
12 subjective pieces in this code, so staff is going to
13 make the subjective determination that may or may not
14 be within the thought process of the architectural
15 review board.
16 MR. COOLEY: Right, but by adopting this
17 ordinance, and y'all are setting -- the standards are
18 set. These standards are tight. I mean much tighter
19 than what I think has been alluded to. You know,
20 cornices, these different things that need to be
21 done, a certain percentage of.
22 You know, to me, that is a staff function,
23 I mean, and if there's a question about it, it gets
24 kicked over to the Design Review Board. I don't -- I
25 think it would be extremely difficult to expect,

Page 64

1 especially once we get rolling on the GM things, for
2 a citizens' review board to go through everything
3 just to see if it meets code requirements. That's
4 not a function of the board.
5 COUNCILMEMBER ALEXANDER: But to
6 Councilmember Bates' point, where in here does it say
7 that only plans that -- and I say "divert" -- that
8 don't agree with you get reviewed? I don't see that
9 in here.
10 COUNCILMEMBER BATES: It's actually on --
11 MR. COOLEY: It's --
12 COUNCILMEMBER BATES: It's actually number
13 (5) on page 3.
14 COUNCILMEMBER ALEXANDER: ⁵ on page 3.
15 MR. COOLEY: And it's also on page 23
16 where we talk about the Design Review Board (reading)
17 "or request specific variation pursuant to the
18 authority of this Article, shall be submitted to the
19 Design Review Board for approval." It's the last
20 three -- two or three lines of item (b) under
21 23-1710.
22 COUNCILMEMBER PACHUTA: I think if
23 someone's coming in and they're saying their plans
24 are we're going to be 100 percent stone all four
25 sides, we're going to be really close to the street,

Page 65

1 the minimum -- or maximum, whatever -- minimum
2 distance, we'll have this really nice -- exactly as
3 this thing, and I don't see any reason for that to
4 have to go to a review board.
5 COUNCILMEMBER PATRICK: I disagree.
6 COUNCILMEMBER PACHUTA: Yeah, and I --
7 COUNCILMEMBER PATRICK: I think for new
8 construction, especially in the GM site, that would
9 be the great opportunity for the residents to be
10 involved in the process. You know, if it's modifying
11 existing structures, and it conforms perhaps, you
12 know, maybe we just have it administratively handled.
13 But for new construction in new areas, most
14 definitely.
15 And again, it's an activity that brings
16 people into the community. And if, you know, we want
17 stakeholders, more active stakeholders, this is a
18 step towards getting that.
19 COUNCILMEMBER DEAN: And it's another
20 layer. I mean it's another layer that I -- and I
21 think that we want to ensure things are being built
22 well and properly, and if -- if we --
23 I mean the Planning Commission's a good
24 example. I mean I love them. I love what they do.
25 It's very helpful to me. In the decisions I make, I

Page 66

1 listen to what they said, I listen to their
2 recommendation, and I think that with something like
3 this, it's just another layer that -- that ensures
4 good development.
5 MR. COOLEY: Well, one of the things, keep
6 in mind, too, please, with sites like General Motors,
7 those will come in in special area plans. Special
8 area plans at that point, you know, they can pretty
9 much write whatever you -- they -- you know, if they
10 have a style or whatever, that's going to come to
11 y'all for review and decision.
12 To make it where each individual building
13 has to go through a review panel like that is going
14 to be problematic at best, because you're talking
15 about something that the Council has either approved
16 or -- you know, that is a huge impediment as a
17 developer.
18 COUNCILMEMBER PATRICK: Let me you tell
19 you my perspective. Where I work, there's a zoning
20 classification called DCD, Design Concept
21 Development.
22 MR. COOLEY: Right.
23 COUNCILMEMBER PATRICK: And it goes
24 through the council for approval, and they talk about
25 setbacks and they talk about form, how close you're

Page 67

1 going to be to the street and how far back, and
2 access for vehicles to individual lots. It also says
3 the actual style will go through the design committee
4 for review to make sure that it conforms with design
5 standards and overall fits the look and feel of the
6 city. So I see it working quite well, I mean.
7 COUNCILMEMBER DEAN: And another thing --
8 MR. COOLEY: I think maybe on that scale,
9 it might. But I really have concerns when you're
10 talking about a major redevelopment project of 150
11 acres and the time frame that you're talking about
12 putting this through.
13 The whole thing about the form-based code
14 is that it provides something for the development to
15 go by --
16 COUNCILMEMBER PATRICK: Sure.
17 MR. COOLEY: -- and they've got to have
18 it.
19 COUNCILMEMBER PATRICK: Right.
20 MR. COOLEY: And if you -- That's my
21 concern, you know. And the reason I say that, I've
22 seen it -- and Alpharetta's a good example where I
23 think their design review committee, where, I'm not
24 kidding, they spent a whole evening talking about the
25 color of white that would go on the back of a

Page 68

1 building that you could see from the interstate. I'm
2 not talking about whether it's white or blue or
3 purple or whatever; it was the shade of white.
4 And it can -- things can get goobered up
5 when it gets down to that point, when it becomes so
6 subjective, especially when you don't have a full
7 panel of design professionals.
8 I think it's very good. I think it's
9 great to have that review, but I question about
10 whether you want to lay that on top of, if nothing
11 else, in the special area plans, because I think
12 that's something -- That's where you start to get the
13 image that you were talking about, I think, of what
14 y'all wanted to see. That's where you have the
15 opportunity to say, "This is the vision. This is the
16 style."
17 COUNCILMEMBER DEAN: Well, the other thing
18 is is three points: sideways McDonald's, Zaxby's and
19 Krispy Kreme. I can make comments with all three of
20 those buildings that perhaps had they gone through a
21 review board, it wouldn't be that now.
22 MR. COOLEY: Well, again, if they'd gone
23 through the --
24 COUNCILMEMBER DEAN: Right.
25 MR. COOLEY: Also, I think if they'd gone

Page 69

1 through this ordinance and we had corrected some
2 other ordinances --
3 COUNCILMEMBER DEAN: Right.
4 MR. COOLEY: -- we wouldn't have had that
5 problem either. There's a lot of things we need to
6 get corrected, and we're working on that.
7 MAYOR PITTMAN: Dr. Gillen?
8 DR. GILLEN: I'm just going to make a
9 quick comment. You know, I'm still the new guy. And
10 one of the things -- Joe's right and you're both
11 right -- it could cause a logjam, it could make it
12 more administratively cumbersome for the developer.
13 However, we've got a community that's -- I
14 think to engage the citizens and to build that public
15 trust that what's going to happen over on the GM
16 isn't going to be some out-of-control thing, to
17 empower them to be a part of that decisionmaking is
18 going to be very important.
19 So I would lean towards having the
20 architectural review board for all the things,
21 because we need to start building that public trust
22 up and back to where they feel empowered to do that,
23 because if we don't, that might slow -- that can also
24 slow things: that the Council doesn't want to do
25 things that would push that development forward

Page 70

1 because the citizens are a little worried about
2 what's going to be happening and that they're out of
3 control.
4 That would be a concern of mine at the
5 outset. Because there's been such a sea change in
6 this community over the last five years since the
7 plant closure, it may be something we need to do,
8 understanding it may cause a logjam and cause this to
9 slow down dramatically. And if it causes problems,
10 then we can review that process.
11 I just think it's the sense that it's a
12 matter of public trust that we need to build up,
13 especially with the GM plant development.
14 So I just wanted to throw that out as a
15 perspective, from a policy perspective and policy
16 creation perspective, generating that public trust
17 may be the most important.
18 COUNCILMEMBER FLEMING: I'd like to make a
19 couple comments if you don't mind.
20 We have been working on this for close to
21 two years, no decisions, okay. And I do appreciate
22 all the resident input and all of the resident
23 committees that we have. I submitted, for instance,
24 my pop-up canopies -- okay. No-brainer, right? A
25 no-brainer -- pop-up canopies in August. We haven't

Page 71

1 seen the ordinance yet for us to either move forward
2 or --
3 And I am very concerned about the logjam
4 that may happen over this. I have nothing against
5 public input and resident committees, but I want to
6 be assured that we're not going to get into a logjam,
7 and that's all there is to it.
8 MAYOR PITTMAN: Okay.
9 COUNCILMEMBER DEAN: Well, this is
10 something we're not making a decision tonight, right?
11 It has to go before the Planning Commission.
12 MR. COOLEY: Actually, this has been
13 before the Planning Commission and approved.
14 COUNCILMEMBER DEAN: So this -- this is
15 it? But this is a work session so we're not going to
16 vote tonight.
17 MR. COOLEY: It's a work session. Y'all
18 would still have to advertise, do a public hearing
19 and all that.
20 COUNCILMEMBER DEAN: So we could do some
21 research, further research on that topic. I think
22 that it should be -- it should go before -- everyone
23 should go before the review board. I would feel
24 better about that.
25 I don't know how we want . . .

Page 72

1 COUNCILMEMBER FLEMING: Isn't this in
2 Section (5), this ordinance?
3 MR. COOLEY: No. It's 23.
4 COUNCILMEMBER FLEMING: Oh. My apologies.
5 COUNCILMEMBER PATRICK: What if we just
6 agreed to disagree on this component and then try and
7 handle the other stuff that might be out there.
8 COUNCILMEMBER ALEXANDER: Well, I'm fine
9 with everything going in front of the board for the
10 change that at least one member has architectural
11 design background.
12 MR. COOLEY: Architectural guidance.
13 DR. GILLEN: Isn't there like a time frame
14 as well, they have to make a decision by a certain
15 time frame?
16 COUNCILMEMBER ALEXANDER: Well, what was
17 Robert's concern is --
18 COUNCILMEMBER DEAN: 10 days.
19 (Brief discussion off the record, brief recess.)
20 MAYOR PITTMAN: Meeting come back to
21 order.
22 And I believe if we have no further
23 comments on the other subject that we talked about,
24 we'll be on page 4.
25 All right. We'll start with Mr. Bates at

Page 73

1 this time.
2 COUNCILMEMBER BATES: No questions.
3 MAYOR PITTMAN: Ms. Pachuta?
4 COUNCILMEMBER PACHUTA: No.
5 COUNCILMEMBER PATRICK: Mr. Patrick?
6 COUNCILMEMBER PATRICK: Yes. A side of a
7 building that faces a public or private right-of-way
8 or roadway or has a primary customer entrance.
9 Would there be a benefit to saying "and"
10 so that if we have a piece of land that's got
11 multiple frontages, it has some kind of --
12 MR. COOLEY: Actually, when you get into
13 the primary facade, it discussed that where you could
14 have up to three primary facades on a building.
15 COUNCILMEMBER PATRICK: Okay.
16 MR. COOLEY: So I think that's addressed,
17 but that's a very valid point. You know, you could
18 have a tertiary side that has the main entrance, has
19 to be brought up to the standards of the primary.
20 COUNCILMEMBER PATRICK: That was my page 4
21 question.
22 MAYOR PITTMAN: Okay. Ms. Fleming?
23 COUNCILMEMBER FLEMING: No.
24 MAYOR PITTMAN: Ms. Dean?
25 COUNCILMEMBER DEAN: I have just my

Page 74

1 statement earlier about having more definitions, I
2 mean to just make it clearer.
3 MAYOR PITTMAN: Okay. Page 5.
4 Ms. Fleming, we'll start with you.
5 COUNCILMEMBER FLEMING: No, thank you.
6 MAYOR PITTMAN: Okay.
7 COUNCILMEMBER FLEMING: No, thank you as
8 in I don't have any questions.
9 MAYOR PITTMAN: Okay. Ms. Dean?
10 COUNCILMEMBER DEAN: On (c)(1), "Mid-block
11 commercial buildings shall be oriented to face the
12 right-of-way/roadway, unless it can be shown that
13 compelling site conditions necessitate a different
14 orientation."
15 So if it shows that, would that be
16 changed? Would that be a variance?
17 MR. COOLEY: Yes, that would -- that would
18 be something that would need to go before the
19 committee because that's a -- would be a change of
20 the letter of it.
21 COUNCILMEMBER DEAN: Okay. And so, then,
22 this would go before the review board.
23 MR. COOLEY: Yes, ma'am.
24 COUNCILMEMBER DEAN: Okay.
25 MR. COOLEY: And again, depending on which

Page 75

1 direction y'all go, everything may.
2 COUNCILMEMBER DEAN: Okay. On the primary
3 facades, I talked about this earlier, "a building
4 shall have architectural style."
5 That's really ambiguous to me. I mean
6 architectural style as opposed to what?
7 MR. COOLEY: Where are you?
8 COUNCILMEMBER DEAN: I'm sorry. Under (d)
9 (1).
10 MR. COOLEY: I think it goes on further.
11 You know, it's got "architectural style, detail, trim
12 features, and roof treatments that are consistent
13 with each other."
14 So what you don't want to have is one type
15 of architectural element that's not consistent with
16 the rest of it. So basically whatever that style may
17 be, it needs to be not helter skelter.
18 COUNCILMEMBER DEAN: Okay. "This is
19 inclusive of window, primary entrance," but we
20 don't -- we don't really set out standards for
21 windows -- frames, etc.
22 MR. COOLEY: Not the frames but the actual
23 -- the sizes, the heights and things of that stuff.
24 COUNCILMEMBER DEAN: Right. But the
25 frames and things, I think it could be flushed out a

Page 76

1 little more.
2 MR. COOLEY: I'm not quite clear about
3 what -- Do you mean the type of frames, whether it's
4 pane windows or --
5 COUNCILMEMBER DEAN: And the framing of
6 windows and whether it's framed with wood.
7 In fact I have one here. You can go on.
8 I'll find this, and you can come back to me.
9 MAYOR PITTMAN: Ms. Alexander?
10 COUNCILMEMBER ALEXANDER: Nothing on 5.
11 Thank you.
12 MAYOR PITTMAN: Anybody have anything?
13 Mr. Patrick?
14 COUNCILMEMBER PATRICK: How did we resolve
15 the issue of LED lighting around windows, door treat-
16 ments or --
17 MR. COOLEY: Number one, LEDs are not
18 allowed. That's considered a sign, and it draws
19 attention to it, so by our definition, that's a sign,
20 and we don't allow it.
21 COUNCILMEMBER FLEMING: Could you speak
22 up, please.
23 MR. COOLEY: Yes, ma'am.
24 COUNCILMEMBER FLEMING: LED what?
25 MR. COOLEY: He said LED signs or LED

Page 77

1 lights around windows. And LED lights around windows
2 are considered by our definition something that draws
3 attention to the building or to the business. As
4 such, it was designed as a sign, and they are not
5 allowed.
6 COUNCILMEMBER FLEMING: Thank you.
7 MR. COOLEY: You're welcome.
8 COUNCILMEMBER DEAN: Okay. For example,
9 (reading) all windows shall be vert -- this is an
10 example of another city's code. All windows shall be
11 vertically proportioned standard sizes with a minimum
12 width of two feet four inches, etc. And then slit
13 windows, strip windows and ribbon windows are
14 prohibited. Windows and doors shall be provided on
15 at least 10 percent of the front facade.
16 I mean just detail like that.
17 (Reading) All windows shall have the
18 appearance of -- whatever. All windows shall be
19 surrounded with casing, one by four and back band,
20 one by six and back band.
21 Just something a little more detailed than
22 what we have.
23 MR. COOLEY: I think a lot of that would
24 be contingent upon the architectural detailing of it.
25 And there may be some where you may have brick within

Page 78

1 -- you know, between the spaces, and there may be
2 other ones that are panels, windows that take up much
3 larger space.
4 COUNCILMEMBER DEAN: Okay.
5 MAYOR PITTMAN: Okay. I guess we're going
6 to move to page 6; right?
7 Ms. Pachuta, we'll start with you.
8 COUNCILMEMBER PACHUTA: Huh-uh.
9 MAYOR PITTMAN: Okay. Mr. Patrick?
10 COUNCILMEMBER PATRICK: Not right now.
11 MAYOR PITTMAN: Ms. Fleming?
12 COUNCILMEMBER FLEMING: No, thank you.
13 MAYOR PITTMAN: Ms. Dean?
14 COUNCILMEMBER DEAN: Under (3), "Office
15 and institutional use primary facades shall have at
16 least one of the following components exclusive of
17 (4)(i) below; and a primary facade subject to
18 subsection (2) of this section" and "shall have at
19 least one of the following components exclusive of
20 (4)(ii) below."
21 What is that?
22 MR. COOLEY: Basically, it's saying that
23 office/institutional with primary facade shall have
24 one of the following, which is underneath (4)(i),
25 exclusive of (i) which is a primary customer

Page 79

1 entrance.
2 So you can't just put a primary customer
3 entrance and consider that one of your requirements.
4 And then --
5 COUNCILMEMBER DEAN: Okay. So either (2)
6 through (5)?
7 MR. COOLEY: (2) through (7).
8 COUNCILMEMBER DEAN: All right. Okay.
9 MR. COOLEY: Yeah.
10 Then they would also -- let's see -- "and
11 a primary facade subject to subsection (2)," which is
12 if it's less -- excuse me -- if it's greater than a
13 half an acre, it has to have at least one of the
14 following," and beyond number (ii) -- (4)(ii), which
15 references parcels below a half acre. Under (ii)
16 parcels under a half acre have to have certain
17 things.
18 So basically it's just saying, you know,
19 that's irrelevant because you're bigger than a half
20 acre so you got to pick from the others.
21 COUNCILMEMBER DEAN: Okay.
22 COUNCILMEMBER BATES: I made this comment
23 the last time; I'm going to make it again: Why can't
24 we have a chart in this location that clearly takes
25 the text out of it but puts it into a much more

Page 80

1 readable, easy-to-understand format?
2 If you're reading "must include (4)(i)
3 except exclude parts of (4)(ii) but only if you're
4 above (5)(a), nobody's going to follow it. If you've
5 got a chart that's very clean, you can delineate out
6 above half an acre, below half an acre, and make this
7 much cleaner and easier to read.
8 Understand the intent, but I consider
9 myself fairly intuitive, and I don't understand it.
10 COUNCILMEMBER ALEXANDER: And I believe
11 that Ms. Fleming brought the samples I had given to
12 Council, and there is somebody in MuniCode -- I can't
13 remember which city -- that they have a chart
14 embedded in their code in MuniCode.
15 MR. COOLEY: Yeah, I think charts can
16 work, because, you know, even in ours under the
17 bottom portion of the design criteria, we've got kind
18 of charts in there. So I would think that would
19 work.
20 It's when you get into real graphics, I
21 think that gets to be an issue.
22 COUNCILMEMBER ALEXANDER: Because one of
23 the things that I couldn't understand is you have
24 parcels half acre or larger and half acre or less,
25 and when I was reading the landscaping requirements,

Page 81

1 they look to be the same on either one of them.
 2 MR. COOLEY: Actually, they are different
 3 in percentages, I do believe. I'd have to back and
 4 look at that.
 5 COUNCILMEMBER ALEXANDER: It's not.
 6 MR. COOLEY: But yes, I --
 7 COUNCILMEMBER ALEXANDER: It's a planting
 8 requirement.
 9 MR. COOLEY: A planting?
 10 COUNCILMEMBER ALEXANDER: Planting, yeah.
 11 MR. COOLEY: Yeah. I think there's a
 12 percentage of the primary or secondary facade that
 13 has to be -- have it along it, a percentage, 100
 14 percent or 60 percent depending on the size of the
 15 lot. I think that's the difference with that.
 16 COUNCILMEMBER ALEXANDER: And either way,
 17 the ordinance again conflicts with the language in
 18 the design guidebook --
 19 MR. COOLEY: Right.
 20 COUNCILMEMBER ALEXANDER: -- because the
 21 design guidebook says eight feet wide and the
 22 ordinance says five feet wide.
 23 MR. COOLEY: Right.
 24 COUNCILMEMBER ALEXANDER: And I guess my
 25 thing with that is give me an example. If you're

Page 82

1 wanting to encourage people to put the building up
 2 closer to the road, are they going to have room to do
 3 a five-foot -- minimum five-foot, preferably an
 4 eight-foot sidewalk, and another five or eight feet
 5 of landscaping before you get to the building?
 6 MR. COOLEY: Depends on where you set
 7 those setbacks, yes, ma'am.
 8 COUNCILMEMBER ALEXANDER: Because you look
 9 at some of the examples we were given, and there's no
 10 way these people have five or eight foot of land-
 11 scaping along the primary facade of their building.
 12 MAYOR PITTMAN: Mr. Bates, did you have
 13 something?
 14 COUNCILMEMBER BATES: That was it.
 15 MAYOR PITTMAN: Okay.
 16 MR. COOLEY: I think we could incorporate
 17 that in.
 18 MAYOR PITTMAN: Okay. Anything else on
 19 page 6?
 20 (No response)
 21 MAYOR PITTMAN: Okay. We're going to move
 22 on to page 7.
 23 Mr. Patrick?
 24 COUNCILMEMBER PATRICK: No.
 25 MAYOR PITTMAN: Ms. Fleming?

Page 83

1 COUNCILMEMBER FLEMING: No, thank you.
 2 MAYOR PITTMAN: Ms. Dean?
 3 COUNCILMEMBER DEAN: Just the comment that
 4 I made earlier about the landscaping, that there
 5 should be more landscaping standards in general.
 6 MAYOR PITTMAN: Okay. Ms. Alexander?
 7 COUNCILMEMBER ALEXANDER: It was the same
 8 comment about the difference of five feet in the
 9 ordinance and eight feet in the guidebook.
 10 MAYOR PITTMAN: Mr. Bates?
 11 COUNCILMEMBER BATES: No.
 12 MAYOR PITTMAN: Ms. Pachuta?
 13 COUNCILMEMBER PACHUTA: Huh-uh.
 14 MAYOR PITTMAN: Okay. Page 8.
 15 Ms. Alexander?
 16 COUNCILMEMBER ALEXANDER: The mentioning
 17 of metal panels gives me heartburn.
 18 Also, in the design guideline on roofing
 19 material, we are not prohibiting metal roofing. No
 20 offense to our city municipal complexes that all have
 21 green metal roofs, but I'm not exactly a huge fan of
 22 that, so I'm a little concerned about architectural
 23 metal panels being acceptable.
 24 MR. COOLEY: That is one thing that was
 25 brought up before, and I believe Councilwoman Pachuta

Page 84

1 brought that up. I sent out examples to everyone to
 2 show just the different types just so we have the
 3 different types so that's understandable.
 4 What it does do is it keeps the corrugated
 5 metal out, but architectural metal panels are . . .
 6 COUNCILMEMBER PACHUTA: And that was my
 7 concern. You know, the photos that you sent us were
 8 nice. And I mean I've since noticed it on Freedom
 9 Parkway near Memorial, the Martin Luther King
 10 Memorial area, there are some newer buildings, and
 11 they're all very ultra-modern looking --
 12 MR. COOLEY: Right.
 13 COUNCILMEMBER PACHUTA: -- and they have
 14 the metal, architectural metal panels.
 15 But we have such a history with our ugly
 16 metal buildings that it's like, "Oh, we can't put
 17 that in there."
 18 COUNCILMEMBER PATRICK: Yeah.
 19 COUNCILMEMBER PACHUTA: But obviously, the
 20 pictures that you sent us where there's modern-
 21 looking, you know, nice buildings. So it just would
 22 need to be very clear.
 23 MR. COOLEY: Yeah. That's the difference
 24 between a corrugated metal panel and the archi-
 25 tectural metal panels.

Page 85

1 But again, that may be a very good point
2 with board's reviewing these things. Kind of brings
3 quality control too.
4 COUNCILMEMBER ALEXANDER: Can we put a
5 limitation on the amount that could be used?
6 And again, I don't know if we want to
7 address roofing materials and not allow metal
8 roofing.
9 MR. COOLEY: We certainly could address
10 the metal roofing without any problem. I'll say that
11 -- well, metal roofing's a portion, yeah, but I think
12 that wouldn't be a problem.
13 As far as the percentage of the panels,
14 again, that's more of a design thing. The buildings
15 I showed, you know, there were some that were
16 primarily architec- -- you know, metal architectural
17 panels and not just -- I mean some of them you see
18 are these kind of lattice type of things, you know,
19 these forms and stuff. It's -- you know, that's
20 y'all's call, whatever you think.
21 COUNCILMEMBER BATES: Can we go into the
22 shopping cart storage area section which is (5) right
23 above section (e)?
24 The majority of new grocery store/shopping
25 centers that are being built require or have -- I

Page 86

1 don't know if they're required, but they have all
2 their storage as part of the interior of the
3 building.
4 MR. COOLEY: Many do.
5 COUNCILMEMBER BATES: I'm not comfortable
6 with a four-foot wall on the exterior. I think we
7 need to look at having that as part of the building
8 itself so that it's fully enclosed, protected, not
9 air conditioned.
10 MR. COOLEY: You can make it a requirement
11 where it's interior.
12 COUNCILMEMBER BATES: I think that needs
13 to happen. An exterior storage is going to be a
14 trash collector. A four-foot-high wall is also a
15 security issue to me. You know, it's real easy to
16 hide behind.
17 MR. COOLEY: Yeah.
18 COUNCILMEMBER BATES: If it's inside of a
19 building, you know, it's secure and protected. So
20 that is my preference on that.
21 I do also agree with Ms. Alexander on the
22 metal. Best intentions sometimes often go awry, so
23 the less ambiguity we've got in here, the better.
24 MR. COOLEY: So are you -- so you're
25 talking about general metal roof --

Page 87

1 COUNCILMEMBER BATES: No. I --
2 MR. COOLEY: -- across the board?
3 COUNCILMEMBER BATES: I'm --
4 MR. COOLEY: Or metal panels.
5 COUNCILMEMBER BATES: Metal panels.
6 MR. COOLEY: Got you.
7 MAYOR PITTMAN: Ms. Pachuta, do you have
8 anything?
9 COUNCILMEMBER PACHUTA: No, nothing.
10 COUNCILMEMBER PATRICK: And just to be
11 clear, we're not throwing out metal roofs. That's
12 not being contemplated; right?
13 COUNCILMEMBER PACHUTA: Not in that
14 section.
15 COUNCILMEMBER FLEMING: I think screening
16 of the outdoor storage is fine, because if you're
17 having to use internal floor space for the number of
18 carts that Wal-Mart has, they'd be losing a lot of
19 shopping area, retail area.
20 COUNCILMEMBER BATES: The Wal-Mart in
21 Chamblee is fully enclosed. The Wal-Mart in --
22 COUNCILMEMBER FLEMING: Excuse me?
23 COUNCILMEMBER BATES: The Wal-Mart in
24 Chamblee, the carts are fully enclosed.
25 COUNCILMEMBER PACHUTA: I don't think so.

Page 88

1 COUNCILMEMBER FLEMING: No, they're not.
2 COUNCILMEMBER BATES: They're not outside.
3 COUNCILMEMBER FLEMING: They most
4 certainly are.
5 COUNCILMEMBER PACHUTA: They're under
6 the --
7 COUNCILMEMBER BATES: It's -- it's --
8 COUNCILMEMBER PACHUTA: -- under the
9 awning.
10 COUNCILMEMBER FLEMING: They don't have
11 any shopping carts inside.
12 COUNCILMEMBER BATES: But you have to go
13 through -- Oh, you're right. You don't have to go
14 through a door.
15 COUNCILMEMBER ALEXANDER: But the Kroger,
16 the very large Kroger that I go to, it's all inside.
17 COUNCILMEMBER PATRICK: The Publix where I
18 go is enclosed as well.
19 MAYOR PITTMAN: It's enclosed, yeah.
20 MR. COOLEY: Target is using that quite
21 often now, too.
22 But you're -- you know, you're right. It
23 does take more space.
24 MAYOR PITTMAN: The new neighborhood
25 Wal-Mart is inside.

1 COUNCILMEMBER FLEMING: So that was my
2 only comment.

3 COUNCILMEMBER BATES: And you are correct,
4 Ms. Fleming; it is outside at Chamblee.

5 COUNCILMEMBER FLEMING: Thank you.

6 COUNCILMEMBER DEAN: Section (ii) "Any
7 other treatment that, in the reasonable opinion of
8 the City's Planning and Development Director or
9 Design Review Board if one is constituted and after
10 consultation, meets the intent of this section."
11 And this -- this paragraph, this language
12 is throughout. I don't think that that should be
13 there because it allows too many exceptions: Oh,
14 and any other blank. I think that that -- you leave
15 a lot of openings.

16 If there are other treatments that you
17 want in the standards, then you can add them later,
18 but I think that it just -- Then why go through the
19 rest of it, you know? I mean why? Then why go the
20 rest of it?

21 MR. COOLEY: Well, I mean, again, I think
22 having the Design Review Board is kind of a good
23 fail-safe on it. The problem is if you want to --
24 you know, it's kind of like our uses in our Zoning
25 Ordinance. You try to list out everything that you

1 think -- that you can think of --

2 COUNCILMEMBER DEAN: Right.

3 MR. COOLEY: -- but I always forget some.
4 And to change it, you've got to go through --

5 COUNCILMEMBER DEAN: Right; the Zoning --

6 MR. COOLEY: -- that whole process --

7 COUNCILMEMBER DEAN: -- Procedures Act.

8 MR. COOLEY: -- again, the rezoning
9 process. So you know, if you put that decision kind
10 of in the hands of a public committee or something
11 like that, I think, you know, that that may be an
12 alternative that wouldn't be so slow.

13 COUNCILMEMBER DEAN: Okay. And then on
14 the section (3), and this is a stylistic thing, but
15 we start with some things that are not allowed, you
16 know, so instead of -- instead of doing it that way,
17 we should maybe put what building materials should be
18 used.

19 And by all means, take out the words
20 "strongly encouraged," because these are laws, and we
21 want to encourage people to follow our laws; if they
22 don't follow our laws, they'll be fined or there will
23 be some consequence.

24 But the corrugated metal panels, I'm not
25 in favor of them at all.

1 And I'm also not in favor of the smooth-
2 faced concrete. That "Smooth-faced concrete shall
3 have stucco or other decorative finish," that's just
4 cheap. It's cheap and it doesn't hold up very well.

5 So I think that those are my two big ones
6 on this page.

7 And to add something, for example,
8 (reading) exterior materials -- exterior cladding
9 materials shall consist of stone, earth-toned brick,
10 horizontal lap siding where lap siding is used. The
11 base of a structure must have a brick or stone
12 cladding from the grade to the first floor elevation.

13 I mean something that's specific. I mean
14 that's good strong language.

15 And then (reading) Prohibited materials:
16 vertical siding, stucco, external insulating
17 finishing system, metal siding, metal trim, vinyl
18 siding, vinyl trim, marble siding, marble trim,
19 exposed concrete, and block are prohibited.

20 This came from a code from one of our
21 neighboring cities. I mean that's -- and that's ...

22 I mean the materials kind of make a
23 building; right? Really, they do.

24 Okay.

25 MAYOR PITTMAN: Okay.

1 COUNCILMEMBER PATRICK: If I could just
2 say one point to Trudy's stucco. From what I've seen
3 of stucco or EIFS, there's been a lot of problems
4 with that.

5 But as Caleb had told to us or talked to
6 us about, the original stucco from -- they used --

7 COUNCILMEMBER PACHUTA: North Druid Hills.

8 COUNCILMEMBER PATRICK: -- that is
9 something that is durable.

10 COUNCILMEMBER BATES: Well, that's --
11 that's card hard-coat stucco.

12 COUNCILMEMBER PATRICK: Hard-coat stucco.

13 COUNCILMEMBER FLEMING: Yeah.

14 COUNCILMEMBER PATRICK: So if we don't
15 totally get rid of stucco or something like that but
16 make it clear that there is --

17 COUNCILMEMBER ALEXANDER: Make it real
18 stucco.

19 COUNCILMEMBER PATRICK: Make it real
20 stucco. Thank you.

21 COUNCILMEMBER BATES: I really have a real
22 big issue with EIFS. It just -- it doesn't last, it
23 molds, it breaks easily. You put holes in it.

24 I'm okay with the EIFS being up high, you
25 know, after three or four stories, where you can't

Page 93

1 see it; but on the first floor, no.
2 MR. COOLEY: So you're recommending
3 smooth-faced concrete shall have hard-coat stucco or
4 other decorative finish?
5 COUNCILMEMBER PACHUTA: Yeah, and I think
6 that's --
7 COUNCILMEMBER PATRICK: I think that's --
8 COUNCILMEMBER PACHUTA: -- what we --
9 COUNCILMEMBER PATRICK: -- how he
10 described it.
11 COUNCILMEMBER PACHUTA: -- put in the
12 smart code also, as we had Caleb change that.
13 MR. COOLEY: So it'd be consistent.
14 MAYOR PITTMAN: Okay. We'll move to page
15 9, and I guess if you just got comments, just jump
16 out there.
17 COUNCILMEMBER BATES: Actually, I do agree
18 with Trudy. I think the use of the -- what's
19 approved should be first on the list. Let's talk
20 about what you can do.
21 MR. COOLEY: Just as a clarification,
22 then, is your intent to list these as the required
23 materials to be used?
24 COUNCILMEMBER PACHUTA: Yeah. I mean I
25 can see, you know, putting, you know, required

Page 94

1 materials, listing the required materials, and then
2 like added emphasis: The following materials are
3 prohibited.
4 MR. COOLEY: Right, but what level do you
5 want to take it to allow it? I mean, again, trying
6 to name all of the type of architectural materials
7 and things is --
8 COUNCILMEMBER PACHUTA: Well, and this --
9 MR. COOLEY: -- extremely difficult.
10 COUNCILMEMBER PACHUTA: -- may be where
11 it's or by approval of, you know, the architectural
12 review board --
13 MR. COOLEY: Well, and again --
14 COUNCILMEMBER PACHUTA: -- and still have
15 a section that these are definitely prohibited.
16 MR. COOLEY: Right. Yeah. I think, you
17 know, there are some things that y'all just do not
18 want, period, you know, and we need to make sure that
19 that's there.
20 Maybe the "strongly encouraged" is not the
21 right language. Maybe it's "these materials or as
22 approved by the committee or --
23 COUNCILMEMBER DEAN: Are required.
24 COUNCILMEMBER BATES: How about something
25 on these are acceptable materials or --

Page 95

1 MR. COOLEY: Others based upon the
2 approval of the board. That'll keep some flexibility
3 in it but tie it down.
4 COUNCILMEMBER PACHUTA: Yeah. And then it
5 would still have a section, you know, "Under no
6 circumstances will any buildings be made of."
7 MR. COOLEY: You will be shot.
8 COUNCILMEMBER PATRICK: Just from a staff
9 point of view, it's easier to say, "Here's what you
10 can't do," on the front end, and that eliminates a
11 lot of conversation and, well, what-ifs and how-
12 about-this.
13 That's from my perspective with the code.
14 If you tell people straight off that you can't do
15 these things, it makes the conversation a little more
16 direct on the front end. That's just my opinion.
17 MAYOR PITTMAN: All right. Anybody have
18 anything additional on page 9?
19 COUNCILMEMBER ALEXANDER: Item number (6).
20 you've got hard coat stucco as a major component,
21 then we have this galvanized steel again. That gives
22 me a little heartburn.
23 But then you have stucco mentioned again,
24 but we need to add "hard coat" to that.
25 MR. COOLEY: Right.

Page 96

1 MAYOR PITTMAN: Okay.
2 COUNCILMEMBER ALEXANDER: And then again
3 on number (3) parcels one-half acre or larger, again
4 we've got a conflict between the footage and depth in
5 the design guidebook.
6 MR. COOLEY: Right. We'll need to totally
7 revamp that. No question.
8 MAYOR PITTMAN: Okay.
9 COUNCILMEMBER DEAN: Could -- I'm sorry.
10 MAYOR PITTMAN: That's okay.
11 COUNCILMEMBER DEAN: Back for page number
12 9, I agree with the galvanized steel. I don't think
13 that that's a good match for what we have or what we
14 want to have.
15 And then for the secondary facade
16 standards, so there are no requirements where the
17 side yard is less than 10 feet?
18 MR. COOLEY: I'm sorry. Where are you on
19 that?
20 COUNCILMEMBER DEAN: I'm sorry. On (f),
21 secondary facade standards.
22 MR. COOLEY: Okay. All right. That
23 basically is where you got a situation where the side
24 yard, the side of a building, the secondary facade is
25 not visible because adjacent buildings, you know, may

Page 97

1 come out further or whatever the case may be at that
 2 point, that basically does not -- If it's deemed
 3 wholly or practically inapplicable by, you know,
 4 Director or Design Review Board, because of the
 5 narrowness and low visibility, you don't have to do
 6 that.
 7 There's no point in putting architectural
 8 -- you know, those type of costs into a building
 9 where there's no point from a visual, because all
 10 this is about is aesthetics, primarily.
 11 COUNCILMEMBER DEAN: Right. What if you
 12 have two buildings and one was taken away? I mean
 13 would there then be a requirement to bring that
 14 building up to standard?
 15 MR. COOLEY: That's a good question.
 16 COUNCILMEMBER DEAN: And if not, could
 17 there be some language added to require that?
 18 MR. COOLEY: Yeah. Let me take a look at
 19 that. That's . . .
 20 COUNCILMEMBER DEAN: Okay.
 21 MAYOR PITTMAN: Ms. Fleming?
 22 COUNCILMEMBER FLEMING: That's okay.
 23 MAYOR PITTMAN: Okay. Mr. Patrick, did
 24 you have something?
 25 COUNCILMEMBER PATRICK: Huh-uh.

Page 98

1 MAYOR PITTMAN: Okay. We'll move to page
 2 10. Anyone who has comments, just pop in.
 3 COUNCILMEMBER ALEXANDER: On (ii), the
 4 arcades and colonnades, again it's a conflict between
 5 this and the design guidebook. The design guidebook
 6 says six feet.
 7 MR. COOLEY: Uh-huh.
 8 MAYOR PITTMAN: Anyone else?
 9 COUNCILMEMBER BATES: This to me would be
 10 another place where a chart might be helpful or --
 11 MR. COOLEY: I agree. It's absolutely
 12 much simpler to look at something and go cha, cha.
 13 COUNCILMEMBER BATES: Or have one chart
 14 that is broken down by acreage: You know, if
 15 you're --
 16 MR. COOLEY: Right.
 17 COUNCILMEMBER BATES: Instead of having
 18 four pages of text, because some of these are
 19 duplicative between the two. So I think there's an
 20 easier way of --
 21 MR. COOLEY: I think it would be --
 22 COUNCILMEMBER BATES: -- addressing --
 23 MR. COOLEY: -- good organizational, do it
 24 by the acreage: the half acre, you know, greater
 25 than.

Page 99

1 COUNCILMEMBER DEAN: And I only have -- I
 2 have one question with the secondary facade shall
 3 have at least one of the following components. Why
 4 is one the magic number? I mean why? So choose
 5 which one you want to have? I mean why one, just out
 6 of curiosity.
 7 MR. COOLEY: Well, again, the primary
 8 facade requires I believe two.
 9 COUNCILMEMBER DEAN: Two? Uh-huh.
 10 MR. COOLEY: This is a secondary facade.
 11 So if you had the two, basically you'd be bringing it
 12 up to the same level as the primary, and the whole
 13 idea of a secondary facade is it's not as visible.
 14 COUNCILMEMBER DEAN: Okay.
 15 MAYOR PITTMAN: Okay. All right. Page
 16 11?
 17 COUNCILMEMBER ALEXANDER: Same comment as
 18 before on the corrugated metal.
 19 MR. COOLEY: Which item is that? Oh.
 20 COUNCILMEMBER ALEXANDER: "i."
 21 MR. COOLEY: Right there. I got it
 22 highlighted.
 23 So you, as opposed to the secondary
 24 facade, eliminate corrugated metal completely? Is
 25 that the intent?

Page 100

1 COUNCILMEMBER DEAN: Yes.
 2 COUNCILMEMBER BATES: I don't think
 3 corrugated metal has any business being on a building
 4 facade, personally.
 5 MAYOR PITTMAN: Okay.
 6 COUNCILMEMBER DEAN: And then --
 7 COUNCILMEMBER PATRICK: Um.
 8 COUNCILMEMBER DEAN: I'm sorry. Go ahead.
 9 COUNCILMEMBER PATRICK: I was going to
 10 just say for 6 (2) or (ii), smooth-faced concrete,
 11 perhaps we could have that hard-coat stucco instead
 12 or just eliminate smooth-faced altogether.
 13 COUNCILMEMBER PACHUTA: And then are we
 14 going to also take out the outdoor storage of
 15 shopping carts for the secondary facade --
 16 COUNCILMEMBER PATRICK: Yeah.
 17 COUNCILMEMBER PACHUTA: -- if we're
 18 putting them in the building?
 19 MR. COOLEY: That was the desire, was it
 20 not, to --
 21 COUNCILMEMBER PACHUTA: Yeah.
 22 COUNCILMEMBER ALEXANDER: Yes.
 23 MR. COOLEY: -- incorporate it into the
 24 building?
 25 COUNCILMEMBER PACHUTA: Yeah. So I think

Page 101

1 we need to take out that section.
2 MR. COOLEY: Yeah. There's probably going
3 to be some things based upon what we're hearing
4 tonight that'll probably run through like the hard-
5 coat and things like that.
6 MAYOR PITTMAN: All right. Page 12.
7 COUNCILMEMBER DEAN: You're talking about
8 the exterior ground level mechanical equipment,
9 mechanical equipment package units or related
10 attachments.
11 Is there something we could put in here to
12 include dumpsters or trash receptacles as well?
13 MR. COOLEY: If I'm not mistaken, it's
14 further back, but we'll make sure --
15 COUNCILMEMBER DEAN: Okay.
16 MR. COOLEY: -- that it's in there.
17 COUNCILMEMBER DEAN: Okay.
18 MAYOR PITTMAN: Okay. Page 13?
19 COUNCILMEMBER ALEXANDER: Back on page
20 12 -- I'm sorry, Mayor; I was --
21 MAYOR PITTMAN: That's okay.
22 COUNCILMEMBER ALEXANDER: -- trying to
23 catch up.
24 MAYOR PITTMAN: That's okay.
25 COUNCILMEMBER ALEXANDER: Regarding peaked

Page 102

1 roofs and pitched roofs, say we have one of the
2 buildings on GM property is eight or nine stories.
3 We're going to require them to have a pitched roof?
4 MR. COOLEY: Some of the -- the other roof
5 requirements on there require the balustrade to be
6 above, so it does allow for flat roofs. Because
7 you're absolutely right, you know; I've seen some
8 with neat looking pitched roofs, but for the most
9 part, they're not.
10 COUNCILMEMBER ALEXANDER: That was just a
11 concern. Thank you.
12 MR. COOLEY: Uh-huh.
13 COUNCILMEMBER FLEMING: Yes, but even some
14 of the -- But see, the buildings here that Mr. Gillen
15 has provided, they've got flat roofs. I don't see
16 any reason why we can't have flat roofs.
17 MR. COOLEY: No. I think one of the key
18 things on that is so you get the parapet up high
19 enough where you don't see all those air conditioning
20 units, and there's one that comes to mind when you
21 come into town that blasts you in the face right
22 there.
23 COUNCILMEMBER FLEMING: But we're saying
24 that it's requiring pitch; correct?
25 MR. COOLEY: Well, they're going to have

Page 103

1 to be covered. I mean they're going to have to be
2 either not up there. There's somewhere in here, I
3 know, that addresses about not being able to see the
4 AC units on top of the building.
5 COUNCILMEMBER BATES: But is that seeing
6 it from the ground level or seeing it from an
7 elevated . . .
8 MR. COOLEY: That is from the ground or
9 street level.
10 COUNCILMEMBER BATES: So if you are at New
11 Peachtree, which is elevated, looking over Doraville
12 Plaza, are you saying that Doraville Plaza would need
13 to have a wall that extends up, a parapet wall that
14 extends up so that you can't see any of the rooftop
15 units?
16 MR. COOLEY: If something was new built
17 there, they would have to have it to the point where
18 they were not visible, unless they came in because of
19 the topography or whatever and requested that change
20 or whatever they were proposing from the advisory
21 board.
22 If you're talking about designing a new
23 building on that tract as a mixed use or whatever,
24 higher density, I got a feeling that your elevation,
25 the densities may be higher.

Page 104

1 COUNCILMEMBER BATES: So let's -- let's --
2 MR. COOLEY: But not existing condition,
3 no.
4 COUNCILMEMBER BATES: But if they renovate
5 40 percent of the front of Doraville Plaza, this code
6 kicks into effect.
7 MR. COOLEY: The 40 percent applies to
8 that facade, I'd have to go back and look at the
9 details. But yeah, let me check that.
10 COUNCILMEMBER BATES: I'm not opposed to
11 it. I just want to make sure that we know what --
12 MR. COOLEY: Yeah, and that's . . .
13 COUNCILMEMBER BATES: -- what we're
14 getting into.
15 MR. COOLEY: At this point, I'd have to go
16 back and really reread it.
17 MAYOR PITTMAN: Okay. Anything else on
18 page 12?
19 (No response)
20 MAYOR PITTMAN: Okay. Page 13?
21 COUNCILMEMBER ALEXANDER: Section (3) and
22 a couple other places in the design guidebook we
23 reference color limitations but talk about the use of
24 corporate colors.
25 Well, if my corporate color is not on your

Page 105

1 color chart, am I still allowed to use it? I'm just
 2 thinking of Chick Fil-A has red trim.
 3 MR. COOLEY: Right. I believe there was
 4 something in here about the color being -- corporate
 5 colors being allowed for accents. There's something
 6 in here about corporate colors. Let's see.
 7 COUNCILMEMBER BATES: 14 top page, number
 8 (4.)
 9 MR. COOLEY: Yeah, that's the graphic
 10 schemes and murals.
 11 COUNCILMEMBER BATES: That says color
 12 schemes are not permitted.
 13 MR. COOLEY: Right.
 14 COUNCILMEMBER BATES: Except as part of
 15 allowable signage.
 16 MR. COOLEY: Now, the three colors. Yes,
 17 basically the way I read this, that would be correct
 18 unless you wanted to allow trim to be in corporate
 19 colors.
 20 COUNCILMEMBER BATES: So Home Depot
 21 wouldn't be able to use their Home Depot orange.
 22 MR. COOLEY: They certainly would be in
 23 their signage but not in their roofing.
 24 COUNCILMEMBER BATES: Right.
 25 COUNCILMEMBER FLEMING: But not in their

Page 106

1 what?
 2 COUNCILMEMBER ALEXANDER: Roofing.
 3 MR. COOLEY: Roofing.
 4 COUNCILMEMBER FLEMING: The trim.
 5 COUNCILMEMBER BATES: No.
 6 COUNCILMEMBER ALEXANDER: No.
 7 MR. COOLEY: Not unless --
 8 COUNCILMEMBER ALEXANDER: It's not on the
 9 chart.
 10 MR. COOLEY: -- it's a muted, it's --
 11 Yeah, that would be considered a --
 12 Well, and that's one thing y'all need to
 13 look at: Does that color palette make sense or do
 14 you need to allow a certain amount of trim to be in a
 15 corporate color, or, you know, what are your
 16 thoughts?
 17 MAYOR PITTMAN: I think we need to somehow
 18 allow them to use their corporate colors. I don't
 19 know as a percentage or . . .
 20 MR. COOLEY: I assume that would be as a
 21 trim only?
 22 MAYOR PITTMAN: A lot of times, the color
 23 is their trademark, so --
 24 MR. COOLEY: Yeah, I know.
 25 MAYOR PITTMAN: -- you know, how could you

Page 107

1 limit it so it's --
 2 COUNCILMEMBER PACHUTA: You don't have --
 3 MR. COOLEY: I've seen it done.
 4 COUNCILMEMBER PACHUTA: -- a big orange
 5 building?
 6 Have you?
 7 MR. COOLEY: Yeah. There are a lot of
 8 corporate buildings, franchises, whatever, all over,
 9 depending on how strict the requirements are, that
 10 you would never guess. Out in Colorado, I saw one.
 11 It was a Taco Bell and it looked like a residence,
 12 and it was -- The only way you knew it was Taco Bell
 13 was the sign. That was it. It was cool, you know.
 14 COUNCILMEMBER PACHUTA: That's how it is
 15 in Cary.
 16 MR. COOLEY: Is it?
 17 COUNCILMEMBER PACHUTA: Yeah.
 18 MR. COOLEY: Yeah. So they're used to it.
 19 I mean I like it.
 20 COUNCILMEMBER FLEMING: Well, I'm going to
 21 throw out my personal opinion as far as the -- I do
 22 believe that we need to have a color palette for the
 23 main color of the building, you know, the facade,
 24 secondary facade, and so forth and so on.
 25 The only time that I would, you know, go

Page 108

1 beyond that, I don't think we should have a separate
 2 trim chart, because they may want to incorporate
 3 their corporate color into their trim even if it's
 4 flamingo pink.
 5 MR. COOLEY: Well, you could write it so
 6 that, you know, no trim or -- you know, I would think
 7 that you would want to limit it maybe on width or
 8 height, you know, so they don't do 45 percent of the
 9 building as their trim.
 10 But, you know, a reasonable amount. Maybe
 11 it's a percentage of the facade height or something.
 12 I could look at that and try to address that to allow
 13 a certain amount of corporate color into it.
 14 COUNCILMEMBER DEAN: Well, and if we look
 15 at that Starbuck's near Perimeter Mall, that's just a
 16 nice place. It looks like a little house; right?
 17 MR. COOLEY: Yeah.
 18 COUNCILMEMBER DEAN: I mean that's . . .
 19 The parking lot's always full, so I don't think that
 20 it's discouraging.
 21 MR. COOLEY: Now, their corporate color is
 22 kind of a dark green, is it not?
 23 COUNCILMEMBER DEAN: Uh-huh.
 24 COUNCILMEMBER PACHUTA: That's the
 25 example, the Target with the red.

1 COUNCILMEMBER DEAN: Uh-huh.
2 MR. COOLEY: Yeah.
3 MAYOR PITTMAN: It's still got the red but
4 it's not a big, huge amount.
5 COUNCILMEMBER ALEXANDER: Right.
6 MAYOR PITTMAN: So it still gives the
7 message that it's a Target.
8 MR. COOLEY: Let me see what I can draft
9 up to --
10 COUNCILMEMBER BATES: Are you saying --
11 MR. COOLEY: -- address that.
12 COUNCILMEMBER BATES: -- that BrandsMart
13 would not be allow to do what they've done?
14 MR. COOLEY: Yeah.
15 COUNCILMEMBER BATES: Just checking.
16 MR. COOLEY: Personally, I think that
17 whole building is a sign.
18 COUNCILMEMBER FLEMING: For Purina Dog
19 Chow?
20 MR. COOLEY: Well, it sure does draw
21 attention to the business, and under our definition
22 of a sign, that's what it does. But it is what it
23 is, I guess.
24 MAYOR PITTMAN: All right. Any other
25 comments on page 13?

1 you can't have a metal -- metal roof on that?
2 COUNCILMEMBER DEAN: What is an advantage?
3 What's the advantage of having a metal roof?
4 COUNCILMEMBER PATRICK: Well, one, they're
5 very durable; two, they can be repainted. They hold
6 up, they don't rust or corrode or . . .
7 MR. COOLEY: There are some high-rises, I
8 know, down in Midtown that actually have the pitched
9 roof with the seamed, and it's metal.
10 COUNCILMEMBER BATES: Uh-huh.
11 MR. COOLEY: So you do see them on high-
12 rises also. It's not what we typically think of
13 under -- you know, it's more -- Where I've seen it a
14 lot is on cottages and things of that sort. You
15 know, maybe a '20s style cottage.
16 COUNCILMEMBER DEAN: Uh-huh.
17 MR. COOLEY: You know, they used to have
18 metal roofs.
19 COUNCILMEMBER PATRICK: Are we drawing a
20 distinction between a metal roof and an awning?
21 MR. COOLEY: Well, the thing was that with
22 any of the accessory structures or things like that,
23 it has to be -- the roofing would need to be
24 consistent. Accessory, any other additional
25 elements, you need consistency there.

1 (No response)
2 MAYOR PITTMAN: Page 14.
3 (No response)
4 MAYOR PITTMAN: Okay. Page 15.
5 COUNCILMEMBER ALEXANDER: Robert wants to
6 talk about metal roofs.
7 COUNCILMEMBER PATRICK: They're okay.
8 They're not bad.
9 MAYOR PITTMAN: Okay. Additional comments
10 on page 15?
11 (No response)
12 MAYOR PITTMAN: Okay. Page 16.
13 COUNCILMEMBER ALEXANDER: I mean how does
14 Council feel about allowing metal roofs?
15 MR. COOLEY: That's what I was going to
16 ask. What's your desire?
17 COUNCILMEMBER DEAN: I don't know. I
18 don't like -- I don't love/like metal roofs. I mean
19 I don't, unless it's raining, of course.
20 I mean I think that if we want to -- I
21 think we have enough. I think we have our share of
22 metal roofs; right?
23 COUNCILMEMBER PATRICK: So if -- if you
24 have a covered walkway that incorporates a sloped
25 roof to the building facade, are we going to say that

1 That doesn't mean that you might have a
2 high-rise that has parapets and basically a flat roof
3 and then you might have a connection. One that comes
4 to mind is the connection between the Promenade and
5 the Arts Center down in Midtown. I'm pretty sure
6 that has a metal -- a pitched metal roof if I'm not
7 mistaken, but the building does not. It works.
8 I've also seen the domed, plastic domed,
9 and the problem with those is they get dirty looking
10 and they don't look good.
11 COUNCILMEMBER PATRICK: We could say no
12 plastic domes. That's -- that's okay.
13 COUNCILMEMBER ALEXANDER: Well, if you
14 look at the pictures that Dr. Gillen gave us, I guess
15 this is page 2, if you look at the bottom picture on
16 the right-hand side, that metal roof is a whole --
17 it's part of the facade and everything.
18 That's pretty ugly in my opinion. There's
19 no delineation. It looks like one giant roof sheet
20 that's just bent on the front.
21 MR. COOLEY: I think what they --
22 COUNCILMEMBER PATRICK: It's almost like a
23 mansard roof.
24 MR. COOLEY: Oh, yeah. Yeah, I've seen
25 that. That becomes part of the facade. That would

Page 113

1 be allowed.
2 COUNCILMEMBER PACHUTA: But you know, I
3 don't have a problem like the top picture -- not the
4 building that's in the forefront but the next one --
5 that looks like a textured metal roof, and I'm okay
6 with that.
7 COUNCILMEMBER BATES: That's this one.
8 It's the same building.
9 COUNCILMEMBER PACHUTA: Exactly, yeah.
10 COUNCILMEMBER ALEXANDER: Yeah. But I
11 don't like City Hall's roof.
12 COUNCILMEMBER PACHUTA: It is bright.
13 COUNCILMEMBER ALEXANDER: So I guess, you
14 know, these metal roofs aren't the main focal point
15 because of the design, how they're designed as far as
16 the pitch and orientation and all.
17 But I just don't want all the buildings to
18 look like City Hall, no offense to our predecessors.
19 COUNCILMEMBER DEAN: Well, there's also a
20 building in Tilly Mill that has the metal roof that's
21 over the setback, and it's not -- it's not very
22 aesthetically pleasing at all.
23 MR. COOLEY: So did we come to consensus
24 on that?
25 COUNCILMEMBER PATRICK: What about this?

Page 114

1 It's something that you could write in a line that
2 says something to the effect of the design board will
3 pay particular attention to any contemplated metal
4 roofs and it shall be determined on a case-by-case
5 basis --
6 COUNCILMEMBER PACHUTA: Right.
7 COUNCILMEMBER PATRICK: -- so it's not a
8 broad stroke "yes," but it is a "We don't allow it to
9 happen unless."
10 MR. COOLEY: Yeah. And metal roof as
11 approved by the architectural design board --
12 COUNCILMEMBER PACHUTA: I like that.
13 MR. COOLEY: -- being consistent with the
14 intent?
15 COUNCILMEMBER PATRICK: Yeah.
16 COUNCILMEMBER PACHUTA: Yeah. That's
17 good.
18 MAYOR PITTMAN: Okay. Page 15. We're on
19 page 15? Comments on page 15 or 16?
20 COUNCILMEMBER ALEXANDER: I had a note I
21 wrote on page 16 but now I don't know what it meant.
22 I just wrote down "conflict." So there must have
23 been a conflict on this page between part of the
24 ordinance and the design standard guideline book.
25 MR. COOLEY: Yeah, I think you mentioned

Page 115

1 that earlier because I got the same note here.
2 COUNCILMEMBER ALEXANDER: Okay.
3 MAYOR PITTMAN: Okay. Page 17.
4 COUNCILMEMBER ALEXANDER: On page 17, the
5 comment I had was item (c) that continues on to page
6 18. It talks about "Control and expansion joints
7 constitute a detail feature only if incorporated as a
8 decorative pattern and spaced apart at intervals of
9 six feet. . ."
10 I think that expansion joints are dictated
11 by building code and the actual -- it's a calculation
12 based on the area of a wall.
13 So I don't think in this code that we can
14 define six feet. I think that a building official or
15 somebody like that would define that, I mean, more
16 than us.
17 MR. COOLEY: Yeah. From a structural
18 perspective, you're absolutely right.
19 The only thing I could think of is if they
20 wanted to incorporate those into the design and add
21 additional almost fake expansion joints or something
22 to create a pattern. In that case, it might make
23 sense, but that's the only way.
24 You're absolutely right; that's a
25 materials function.

Page 116

1 MAYOR PITTMAN: Okay. Page 18.
2 COUNCILMEMBER ALEXANDER: There's an error
3 in section (d). It says, defined in section 38-1?
4 MR. COOLEY: Yes.
5 COUNCILMEMBER ALEXANDER: Okay.
6 COUNCILMEMBER DEAN: And under (1),
7 (d)(1), it says "Owners shall maximize the amount of
8 pedestrian-scaled windows, avoiding extensive opaque
9 surfaces."
10 So which windows? We already have an
11 ordinance that stipulates you cannot have more than
12 30 percent of the windows covered; right?
13 MR. COOLEY: With interior signs, that's
14 correct.
15 COUNCILMEMBER DEAN: Okay. And so what
16 about like this reflective? I thought it was just
17 they have --
18 MR. COOLEY: Actually, there's --
19 COUNCILMEMBER DEAN: -- to be transparent.
20 MR. COOLEY: -- something further back
21 down here that basically says no smoked windows,
22 nothing that blocks that.
23 COUNCILMEMBER BATES: It's on page 8.
24 So my question was going to be, doesn't
25 this conflict with that? Because if we say -- and I

1 think it's on page 7 or page 8 that specifically
2 excludes blacked-out windows and addresses treatment,
3 window treatments. If you're referencing the
4 opaque -- you know, limiting the opaqueness, doesn't
5 that conflict with that other prohibition?

6 COUNCILMEMBER ALEXANDER: On page 8, it
7 says, "Blacked out or darkened windows and window
8 treatments or uses that obscure clear visibility into
9 and out of the building shall be prohibited."

10 MR. COOLEY: Okay. I'm lost. Where was
11 that section again about the -- that you were asking
12 about? I'm sorry.

13 COUNCILMEMBER BATES: It's (d)(1) on page
14 18.

15 COUNCILMEMBER DEAN: (d)(1). Okay. This
16 is under Big Box Developments under building entry
17 finishes.

18 MAYOR PITTMAN: Okay. I'm going to take
19 just a second. It's 10 till 9:00. We only have
20 about seven more pages to go. I'm assuming the
21 Council wants to finish that.

22 COUNCILMEMBER BATES: You're assuming
23 incorrectly.

24 MAYOR PITTMAN: You don't want to finish
25 the seven pages?

1 so we might want to consider the next major section's
2 curb stops, and that's back over on page 22, so you
3 have four more pages. If that's the case, my
4 suggestion would probably be just stop and address
5 big box development from there on out.

6 COUNCILMEMBER ALEXANDER: Because if you
7 could, like Councilman Bates and Councilmember Dean
8 said, on page 19(2) again it's for the windows --

9 MR. COOLEY: I'll go ahead --

10 COUNCILMEMBER ALEXANDER: -- and the
11 percentage.

12 MR. COOLEY: I'll go ahead and review
13 those, because we know that's an issue, and make sure
14 everything's consistent.

15 DR. GILLEN: Mayor, that begs the next
16 question. Would you like another session like this
17 in December, a three-way discussion? Do we have a
18 special meeting in December to address just this?

19 COUNCILMEMBER FLEMING: Just make it next
20 June.

21 COUNCILMEMBER BATES: No.

22 MAYOR PITTMAN: Are you having -- are you
23 having --

24 DR. GILLEN: Do you want to have it in
25 January and do it or do you want to have another

1 COUNCILMEMBER BATES: I mean this is going
2 to come before a newly-seated Council. I don't see
3 any reason to extend this tonight. It's going to go
4 through an open hearing.

5 MAYOR PITTMAN: Works for me.

6 COUNCILMEMBER DEAN: Yeah. I'm good with
7 that.

8 MAYOR PITTMAN: Okay. So at 9 o'clock.

9 MR. COOLEY: Let me know.

10 COUNCILMEMBER FLEMING: Shut it down.
11 Shut it down.

12 MR. COOLEY: Well, it might be a good
13 stopping place, then. Let's see where the -- I mean
14 this actually goes on and on and on. This starts
15 with (1) and goes quite a ways.

16 COUNCILMEMBER PACHUTA: I would suggest
17 maybe at the next one you start with the big box
18 development or -- yeah.

19 MR. COOLEY: That would be a logical
20 stopping point, because the big box goes on for
21 (counting) one, two, three --

22 MAYOR PITTMAN: Forever.

23 COUNCILMEMBER PACHUTA: And pick back up
24 there.

25 MR. COOLEY: You know, it goes on and on,

1 special meeting or put it on the December work
2 session?

3 COUNCILMEMBER DEAN: We don't need no
4 stinking holidays.

5 COUNCILMEMBER BATES: I'm actually going
6 to suggest to Council that we not have a December
7 work session. I mean the reality is is that two of
8 us are lame duck and that any of those conversations
9 need to be done with a fully-seated Council.

10 I mean if the four members and Mayor want
11 to have a work session on topics in December, I think
12 that's fine. I don't know if there's any validity or
13 value for Ms. Pachuta and I to be a part of those
14 conversations. And I don't want to speak for Ms.
15 Pachuta, but that's -- that's my opinion.

16 COUNCILMEMBER DEAN: I'd like the month of
17 December to be as clear as possible.

18 MAYOR PITTMAN: I was going to say --

19 DR. GILLEN: That's fine with me.

20 MAYOR PITTMAN: -- I mean there were times
21 in years past they had no meetings in December just
22 because of everybody being so busy, but at least
23 eliminate the work session.

24 DR. GILLEN: Would you like us to try and
25 plan a special meeting in January, then, to cover

Page 121

1 this instead of putting it on the January work
2 session?
3 COUNCILMEMBER ALEXANDER: Yes.
4 COUNCILMEMBER DEAN: Or even if we have a
5 short agenda sometime between now and . . .
6 COUNCILMEMBER ALEXANDER: Never mind.
7 Trudy.
8 COUNCILMEMBER PACHUTA: What was that?
9 Fantasy?
10 COUNCILMEMBER DEAN: It was.
11 MAYOR PITTMAN: It was a good job.
12 DR. GILLEN: Well, we could do this, you
13 know, in the mid part of January and wrap up at least
14 the input section of it and get something drafted and
15 come back in February at a work session.
16 COUNCILMEMBER FLEMING: When does their
17 due diligence run out?
18 COUNCILMEMBER PATRICK: Are we under any
19 kind of time constraints with a certain site that
20 could be under redevelopment?
21 DR. GILLEN: No.
22 MAYOR PITTMAN: No.
23 DR. GILLEN: No, this won't impact.
24 COUNCILMEMBER DEAN: What about a
25 moratorium? How would that work if we want to impose

Page 122

1 a moratorium?
2 COUNCILMEMBER FLEMING: On building
3 nothing?
4 COUNCILMEMBER DEAN: On building -- well,
5 I mean the thing is, if we -- and maybe we should
6 reconsider, because the things that we have --
7 I mean if something is built, then it's
8 there: right? And we need some standards I think
9 fairly quickly, so that might be another considera-
10 tion.
11 DR. GILLEN: That's you-all's decision
12 if you want to do that. We can't do it tonight --
13 COUNCILMEMBER DEAN: Right. Right, right.
14 DR. GILLEN: -- because we're not going to
15 take any action tonight.
16 But we'll plan a special meeting in
17 January, first part of January, because we've got a
18 meeting that first Monday in January, and probably
19 the following Monday we'll plan a special work
20 session for this. And you've got a work session in
21 January where we can hit it again if we want.
22 And if you're satisfied with it, we can
23 bring it to the first meeting in February for a vote
24 or we can put it on the February work session. So
25 you're going to have a lot of flexibility as far as

Page 123

1 is it ready or is it not by the end of January.
2 COUNCILMEMBER DEAN: Right. Can we -- do
3 we have to make that decision right now? I mean can
4 we . . .
5 DR. GILLEN: No. What I'll do is Sandra
6 will set a meeting for that second or that third --
7 CLERK BRYANT: The second Monday?
8 DR. GILLEN: -- the second Monday in
9 January and --
10 CLERK BRYANT: January 13th.
11 DR. GILLEN: -- and we'll make sure it
12 works for everybody and then we'll schedule the
13 meeting.
14 COUNCILMEMBER DEAN: And I have a work-
15 related commitment next week. I'll be out of town
16 next week, so I'm sorry, I'm going to miss the
17 meeting.
18 MAYOR PITTMAN: Okay.
19 MR. COOLEY: I would like to thank all of
20 y'all. This is the type of input and blow-by-blow
21 that I need to be able to make these changes and
22 things. So thank you. This is extremely helpful,
23 and I think it's a good process, so thanks.
24 MAYOR PITTMAN: Motion to adjourn?
25 COUNCILMEMBER ALEXANDER: So moved.

Page 124

1 MAYOR PITTMAN: Second?
2 COUNCILMEMBER DEAN: Second.
3 MAYOR PITTMAN: Discussion?
4 (No response)
5 MAYOR PITTMAN: Call the roll, please.
6 CLERK BRYANT: Councilmember Alexander?
7 COUNCILMEMBER ALEXANDER: Yes.
8 CLERK BRYANT: Councilmember Bates?
9 COUNCILMEMBER BATES: Yes.
10 CLERK BRYANT: Councilmember Dean?
11 COUNCILMEMBER DEAN: Yes.
12 CLERK BRYANT: Councilmember Fleming?
13 COUNCILMEMBER FLEMING: Yes.
14 CLERK BRYANT: Councilmember Pachuta?
15 COUNCILMEMBER PACHUTA: Yes.
16 CLERK BRYANT: Councilmember Patrick?
17 COUNCILMEMBER PATRICK: Yes.
18 (Meeting adjourned at approximately 8:55 p.m.)
19 -o0o-
20
21
22
23
24
25

1 C E R T I F I C A T E

2 STATE OF GEORGIA]

3 COUNTY OF DEKALB]

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

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

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

15 This the 5th day of December 2013.

16

17

18

Theresa Bretch, CCR

19

Permit No. B-755

20

21

[SEAL]

22

23

24

25

	23-1710 (1) 64:21	79:7;82:22;117:1	43:6;48:5;50:10;90:7	63:16
1	25th (1) 14:7	75 (1) 7:5	action (8) 48:7,12,14,24;49:3,4, 21;122:15	adoption (1) 37:24
1 (3) 75:9;116:6;118:15		8	actions (1) 48:5	advantage (2) 111:2,3
10 (8) 8:23;27:15;61:25; 72:18;77:15;96:17;98:2; 117:19	3	8 (4) 83:14;116:23;117:1,6	active (2) 54:23;65:17	advantageous (1) 36:16
10/14/13 (1) 15:21	3 (14) 19:5,7;34:1,3,5;38:3; 43:12,20;64:13,14; 78:14;90:14;96:3; 104:21	8:55 (1) 124:18	activity (1) 65:15	advertise (1) 71:18
100 (2) 64:24;81:13	3.12 (1) 5:14	85 (2) 7:5,15	actual (4) 20:3;67:3;75:22; 115:11	advise (1) 54:25
11 (1) 99:16	30 (2) 43:20;116:12	9	actually (20) 10:18;29:2;42:11; 44:11;46:6;47:22;49:8, 11,14;52:11;64:10,12; 71:12;73:12;81:2;93:17; 111:8;116:18;118:14; 120:5	advisory (5) 47:19;48:2;51:4; 54:22;103:20
12 (6) 19:5,5,7;101:6,20; 104:18	38-1 (1) 116:3	9 (4) 93:15;95:18;96:12; 118:8	advocates (1) 52:19	advocates (1) 52:19
13 (3) 101:18;104:20;109:25	3-something (1) 43:9	9:00 (1) 117:19	add (5) 48:13;89:17;91:7; 95:24;115:20	aesthetic (3) 5:23;18:1;42:20
13th (1) 123:10	4	A	added (4) 10:3;36:22;94:2;97:17	aesthetically (2) 44:21;113:22
14 (2) 105:7;110:2	4 (5) 19:5;58:7;72:24; 73:20;105:8	able (7) 10:6;16:22;54:24; 57:25;103:3;105:21; 123:21	adding (1) 42:23	aesthetics (3) 25:21;28:5;97:10
15 (5) 110:4,10;114:18,19,19	4.12 (1) 5:13	about-this (1) 95:12	addition (2) 45:23;61:6	afford (1) 59:2
150 (1) 67:10	40 (14) 31:11;34:5;38:4,16, 25;39:13;40:14;41:2; 43:20;44:16;46:22; 60:15;104:5,7	above (5) 27:17;80:4,6;85:23; 102:6	additional (5) 42:24;95:18;110:9; 111:24;115:21	again (31) 10:9;14:22,22;18:23; 21:17;29:21;30:2;40:23; 41:5;42:7;65:15;68:22; 74:25;79:23;81:17;85:1, 6,14;89:21;90:8;94:5, 13;95:21,23;96:2,3; 98:4;99:7;117:11;119:8; 122:21
16 (3) 110:12;114:19,21	45 (1) 108:8	absolutely (6) 30:17;32:18;98:11; 102:7;115:18,24	additionally (1) 11:25	against (1) 71:4
17 (2) 115:3,4	4i (3) 78:17,24;80:2	AC (1) 103:4	address (11) 11:1;15:16;19:15; 30:1;45:3;85:7,9; 108:12;109:11;119:4,18	agenda (3) 3:17,19;121:5
18 (4) 34:13;115:6;116:1; 117:14	4ii (3) 78:20;79:14;80:3	accents (1) 105:5	addressed (6) 11:21;15:13;20:23; 29:8;30:15;73:16	agree (14) 6:9;30:17;37:14;46:4; 53:6,6;56:24;58:17; 61:24;64:8;86:21;93:17; 96:12;98:11
19 (2) 35:8,12	5	acceptable (4) 5:14;52:5;83:23;94:25	addresses (5) 18:13;28:11;45:4; 103:3;117:2	agreed (1) 72:6
192 (1) 119:8	5 (9) 36:9;44:4;64:13,14; 72:2;74:3;76:10;79:6; 85:22	access (1) 67:2	addressing (1) 98:22	ahead (7) 11:7;35:5;56:19;58:8; 100:8;119:9,12
1998 (1) 17:15	50 (5) 31:9;34:7;44:16,20; 60:15	accessible (1) 54:16	adequate (1) 8:24	air (2) 86:9;102:19
2	5a (1) 80:4	accessory (2) 111:22,24	adjacent (2) 18:12;96:25	alcohol (1) 13:14
2 (9) 21:11,12;33:24;78:18; 79:5,7,11;100:10;112:15	6	accomplish (2) 7:14,21	adjoin (1) 123:24	Alexander (88) 3:5,6,21;4:2,3;13:2,11, 12,25;14:2;16:7,10; 19:18,20;20:6;21:1,10; 30:24;46:11,12,18;47:4, 8,16;48:1,20;49:2,5; 50:1,7;53:12;55:23; 64:5,14;72:8,16;76:9,10; 80:10,22;81:5,7,10,16, 20,24;82:8;83:6,7,15,16; 85:4,86:21;88:15;92:17; 95:19;96:2;98:3;99:17,
20 (7) 34:10,12,17;35:8,14; 42:2;43:20	6 (4) 78:6;82:19;95:19; 100:10	according (1) 55:21	adjoined (1) 124:18	
2012 (1) 14:5	60 (3) 39:2;44:20;81:14	acre (12) 33:12,13;79:13,15,16, 20;80:6,6,24,24;96:3; 98:24	administrative (3) 48:15;49:14,21	
2013 (1) 14:7	7	acres (1) 67:11	administratively (2) 65:12;69:12	
20s (1) 111:15	7 (3)	across (5) 20:20,22;52:6;60:21; 87:2	administrators (1) 48:16	
22 (2) 51:12;119:2		Act (4)	adopted (2) 20:25;43:10	
23 (7) 19:25;20:1;48:21; 55:23;58:9;64:15;72:3			adopting (1)	
23-1702a1 (1) 21:2				

20;100:22;101:19,22,25; 102:10;104:21;106:2,6, 8;109:5;110:5,13; 112:13;113:10,13; 114:20;115:2,4;116:2,5; 117:6;119:6,10;121:3,6; 123:25;124:6,7	115:8 apologies (1) 72:4 apologize (1) 46:14 apparently (1) 55:7 appeal (2) 48:18;53:3 appealable (2) 50:3,5 appealed (1) 47:24 appeals (1) 55:3 appearance (1) 77:18 appears (1) 59:23 applicability (1) 20:10 applicant (4) 37:6;53:3;60:11;62:17 applicants (1) 61:20 applied (4) 20:20;22:13;23:12,13 applies (3) 20:21;43:4;104:7 apply (1) 27:6 applying (2) 49:14;62:5 appoint (1) 55:11 appointed (3) 48:8,19;50:15 appointing (1) 57:10 appreciate (1) 70:21 approach (4) 8:14;32:19;55:15; 61:14 appropriate (2) 59:16,16 appropriately (1) 60:18 appropriateness (1) 5:16 approval (12) 3:15,19;36:12,13; 37:2,3,8,9;64:19;66:24; 94:11;95:2 approved (5) 66:15;71:13;93:19; 94:22;114:11 approving (2) 51:1;60:1 approximately (1) 124:18 arbitrary (1) 63:9	arcade (1) 17:11 arcades (1) 98:4 archi- (1) 84:24 architect- (1) 85:16 architect (4) 18:16;22:15;53:16; 57:25 Architectural (52) 3:18;5:7,24;7:13;9:1, 18;18:1;19:2,23;21:17, 18;22:13;23:9;24:13,18; 25:4;27:5,7;36:17,23; 37:4,12;41:6;46:8; 47:18;49:9;51:16;54:7; 55:12;57:5,16,22,23,23; 62:14;63:14;69:20; 72:10,12;75:4,6,11,15; 77:24;83:22;84:5,14; 85:16;94:6,11;97:7; 114:11 architecture (2) 54:24;58:4 area (14) 9:21;23:14;25:20; 40:22;42:24;57:12;66:7, 8;68:11;84:10;85:22; 87:19,19;115:12 areas (4) 23:21;30:19;39:22; 65:13 argue (1) 24:8 arise (1) 44:9 Arlington (1) 7:20 around (9) 9:20;15:25;25:21; 28:9;57:12;60:21;76:15; 77:1,1 Article (1) 64:18 Arts (1) 112:5 Asian (1) 33:19 Aside (1) 46:8 aspect (1) 30:2 aspects (4) 15:14;19:17;41:24; 57:23 association (1) 29:19 assume (4) 20:12;38:17;50:17; 106:20 assuming (2)	117:20,22 assured (1) 71:6 Atlanta (1) 8:21 at-large (1) 57:1 attachments (1) 101:10 attend (1) 10:6 attention (4) 76:19;77:3;109:21; 114:3 ATTORNEY (3) 49:7;50:3,9 attractive (1) 28:22 August (1) 70:25 authority (2) 48:16;64:18 avoiding (1) 116:8 Avondale (4) 7:18;22:24,25;23:2 aware (2) 33:21;60:23 away (2) 52:9;97:12 awning (2) 88:9;111:20 awry (1) 86:22	based (7) 21:8,9;37:9;43:5;95:1; 101:3;115:12 basic (2) 3:17;19:13 basically (18) 10:23;15:8;17:7,24; 18:8,10;32:20,22;41:19; 75:16;78:22;79:18; 96:23;97:2,99:11; 105:17;112:2;116:21 basis (6) 25:11;31:19;45:1; 51:7,10;114:5 Bates (69) 3:7,8,4;4,5;46:3,4; 51:5,14;54:21;62:13,22; 63:11;64:10,12;72:25; 73:2;79:22;82:12,14; 83:10,11;85:21;86:5,12, 18;87:1,3,5,20,23;88:2, 7,12;89:3;92:10,21; 93:17;94:24;98:9,13,17, 22;100:2;103:5,10; 104:1,4,10,13;105:7,11, 14,20,24;106:5;109:10, 12,15;111:10;113:7; 116:23;117:13,22; 118:1;119:7,21;120:5; 124:8,9 Bates' (1) 64:6 becomes (2) 68:5;112:25 begin (1) 8:10 begs (1) 119:15 behind (1) 86:16 bell (3) 5:18;107:11,12 below (4) 78:17,20;79:15;80:6 benefit (2) 61:3;73:9 bent (1) 112:20 best (6) 10:12;19:15;28:20; 51:21;66:14;86:22 better (6) 7:8;26:14,15;63:7; 71:24;86:23 beyond (4) 25:2;63:5;79:14;108:1 big (13) 17:8;28:20;30:21; 31:14;33:13;91:5;92:22; 107:4;109:4;117:16; 118:17,20;119:5 bigger (1) 79:19
			B	
			back (29) 7:7;9:6;14:17;15:17; 20:24;24:9;38:7;42:8; 44:17,24;46:12;57:21; 67:1,25;69:22;72:20; 76:8;77:19,20;81:3; 96:11;101:14,19;104:8, 16;116:20;118:23; 119:2;121:15 background (4) 5:24;53:18;56:3;72:11 backlog (1) 60:1 bad (4) 23:16;33:3;47:10; 110:8 bad-example (1) 30:10 balance (2) 38:20;40:14 balustrade (1) 102:5 band (2) 77:19,20 base (1) 91:11	

<p>binding (4) 47:19;48:3,17;50:1</p> <p>bit (6) 19:4;20:23;25:24; 31:6;49:6;58:15</p> <p>blacked (2) 16:13;117:7</p> <p>blacked-out (1) 117:2</p> <p>blank (1) 89:14</p> <p>blasts (1) 102:21</p> <p>block (8) 5:1;8:3,4,7,8,20; 27:19;91:19</p> <p>blocks (1) 116:22</p> <p>blow-by-blow (1) 123:20</p> <p>blue (1) 68:2</p> <p>blued (1) 16:13</p> <p>board (62) 5:5,21;6:11,12;20:20, 22;27:7,7,36;18,23;37:4, 12;44:5;46:9;47:18; 49:10;50:2,7,15;51:4,16; 52:2,18;53:1,4,6,7,14; 54:2,23;55:13,14;57:25; 58:11,14;59:7,10,14; 61:22;62:14;63:8,15,24; 64:2,4,16,19;65:4;68:21; 69:20;71:23;72:9;74:22; 87:2;89:9,22;94:12; 95:2;97:4;103:21;114:2, 11</p> <p>board's (1) 85:2</p> <p>body (3) 48:8;51:17,17</p> <p>body's (1) 51:22</p> <p>book (6) 9:23;10:3;11:19;16:8; 24:3;114:24</p> <p>booklet (3) 12:18;14:18;30:23</p> <p>books (2) 24:19;56:9</p> <p>both (1) 69:10</p> <p>bottom (4) 11:18;32:7;80:17; 112:15</p> <p>bought (1) 24:3</p> <p>box (5) 12:5;117:16;118:17, 20;119:5</p> <p>boxes (1) 28:20</p>	<p>Bradford (5) 4:15,15;6:22,25;37:14</p> <p>BrandsMart (1) 109:12</p> <p>breaks (2) 18:4;92:23</p> <p>brick (7) 4:24;5:2;8:11;40:10; 77:25;91:9,11</p> <p>brief (2) 72:19,19</p> <p>bright (1) 113:12</p> <p>bring (5) 29:21;46:1;55:13; 97:13;122:23</p> <p>bringing (4) 28:16,16;41:10;99:11</p> <p>brings (4) 18:2,3;65:15;85:2</p> <p>broad (2) 27:2;114:8</p> <p>broader (1) 58:16</p> <p>broken (1) 98:14</p> <p>brought (7) 30:14;39:3,9;73:19; 80:11;83:25;84:1</p> <p>BRYANT (19) 3:5,7,9,11,13;4:2,4,6, 8;6:21;9:7;123:7,10; 124:6,8,10,12,14,16</p> <p>Buford (6) 8:12;26:11,19;27:13; 38:7;46:15</p> <p>build (4) 22:14;27:25;69:14; 70:12</p> <p>building (80) 19:10;28:25;29:1,3,3, 19,22,23;32:7,34;10,11, 15,19;35:7,10,15,17; 38:5,22;39:13;40:10,20; 42:3,4,12,17,18,21; 44:21;45:5,20;46:15,20; 47:1;49:12;51:9;55:1; 61:1,5,9;62:20,24;66:12; 68:1;69:21;73:7,14; 75:3;77:3;82:1,5,11; 86:3,7,19;90:17;91:23; 96:24;97:8,14;100:3,18, 24;103:4,23;107:5,23; 108:9;109:17;110:25; 112:7;113:4,8,20; 115:11,14;117:9,16; 122:2,4</p> <p>buildings (22) 7:20;9:4;18:3;19:24; 28:2,18;33:20;39:24; 44:12;68:20;74:11; 84:10,16,21;85:14;95:6; 96:25;97:12;102:2,14;</p>	<p>107:8;113:17</p> <p>built (7) 6:13;45:9;61:6;65:21; 85:25;103:16;122:7</p> <p>bunch (1) 7:25</p> <p>burn (1) 61:1</p> <p>business (10) 9:18;27:25;38:13,14; 41:14;58:12;60:1;77:3; 100:3;109:21</p> <p>businesses (2) 28:7;59:25</p> <p>busy (2) 55:10;120:22</p> <p style="text-align: center;">C</p> <p>c1 (1) 74:10</p> <p>C-2 (2) 23:21,22</p> <p>calculation (1) 115:11</p> <p>Caleb (5) 20:22;44:18,19;92:5; 93:12</p> <p>Caleb's (1) 20:9</p> <p>California (1) 25:16</p> <p>Call (6) 3:4;4:1;9:3;20:8; 85:20;124:5</p> <p>called (2) 20:14;66:20</p> <p>calls (1) 44:18</p> <p>came (3) 3:3;91:20;103:18</p> <p>can (60) 6:14;7:7;8:21;11:22; 12:24;13:3,5,6;15:2; 24:21;27:6,18;28:20,24; 29:22;30:20;32:4,5; 34:13;37:11;40:24;41:3, 11,16;46:16;47:23; 52:24;53:4,5,10;55:11; 59:2;61:2,10;66:8;68:4, 4,19;69:23;70:10;74:12; 76:7,8;80:5,15;85:4,21; 86:10;89:17;90:1;93:20, 25;109:8;111:5;115:13; 122:21,22,24;123:2,3</p> <p>canceled (1) 10:14</p> <p>canopies (2) 70:24,25</p> <p>card (1) 92:11</p> <p>careful (1) 33:9</p>	<p>carefully (1) 27:21</p> <p>Carolina (1) 61:5</p> <p>carry (1) 5:22</p> <p>cart (3) 9:2;30:12;85:22</p> <p>carts (5) 9:4;87:18,24;88:11; 100:15</p> <p>Cary (1) 107:15</p> <p>case (5) 24:8;57:9;97:1; 115:22;119:3</p> <p>case-by-case (1) 114:4</p> <p>casing (1) 77:19</p> <p>catch (3) 27:2,3;101:23</p> <p>categories (1) 21:6</p> <p>cations (1) 5:20</p> <p>caught (1) 31:25</p> <p>cause (4) 24:6;69:11;70:8,8</p> <p>causes (1) 70:9</p> <p>center (4) 28:17;38:11,20;112:5</p> <p>centers (2) 33:15;85:25</p> <p>century (2) 21:20,23</p> <p>certain (12) 19:3;27:22;29:20,21; 36:20;52:22;63:21; 72:14;79:16;106:14; 108:13;121:19</p> <p>certainly (5) 6:10;25:8;85:9;88:4; 105:22</p> <p>cha (2) 98:12,12</p> <p>challenge (2) 25:11;58:13</p> <p>Chamblee (5) 8:13;30:9;87:21,24; 89:4</p> <p>chance (1) 12:25</p> <p>change (14) 6:11;11:24;15:15; 31:9,16;35:5;45:4; 49:20;70:5;72:10;74:19; 90:4;93:12;103:19</p> <p>changed (8) 11:20;12:1;16:5;21:8; 33:2;43:13,15;74:16</p>	<p>changes (6) 31:17;34:10;39:10; 42:2;49:17;123:21</p> <p>changing (1) 45:20</p> <p>Chapter (3) 19:25;20:1;48:21</p> <p>character (5) 18:21;39:17,25;40:8; 41:3</p> <p>chart (8) 79:24;80:5,13;98:10, 13;105:1;106:9;108:2</p> <p>charts (2) 80:15,18</p> <p>cheap (3) 8:20;91:4,4</p> <p>cheaper (1) 26:20</p> <p>check (1) 104:9</p> <p>checking (1) 109:15</p> <p>Chick (1) 105:2</p> <p>choices (1) 60:25</p> <p>choose (2) 3:20;99:4</p> <p>Chow (1) 109:19</p> <p>cinder (3) 5:1;8:4;27:19</p> <p>CINDY (2) 4:15,15</p> <p>circumstances (1) 95:6</p> <p>cities (3) 8:8;22:17;91:21</p> <p>citizens (3) 52:18;69:14;70:1</p> <p>citizens' (1) 64:2</p> <p>city (30) 8:12;10:22;20:20,22, 25;23:8,11,13,17;30:21; 40:7;46:20;47:24;48:9, 15,18;50:4,4;52:15,25; 53:21;54:6;57:7,11; 60:12;67:6;80:13;83:20; 113:11,18</p> <p>city's (4) 36:10,25;77:10;89:8</p> <p>Civil (1) 58:1</p> <p>cladding (2) 91:8,12</p> <p>clarification (2) 15:23;93:21</p> <p>clarify (1) 54:9</p> <p>classification (1) 66:20</p>
--	--	--	---	---

<p>clean (1) 80:5</p> <p>cleaner (1) 80:7</p> <p>clear (9) 15:16;16:23;44:3; 76:2;84:22;87:11;92:16; 117:8;120:17</p> <p>clearer (2) 35:20;74:2</p> <p>clearly (1) 79:24</p> <p>CLERK (19) 3:5,7,9,11,13;4:2,4,6, 8;6:21;9:7;123:7,10; 124:6,8,10,12,14,16</p> <p>close (6) 9:14;28:2;57:12; 64:25;66:25;70:20</p> <p>closer (3) 18:3;44:22;82:2</p> <p>closure (1) 70:7</p> <p>CMU (3) 8:7,19;9:5</p> <p>coast (1) 25:16</p> <p>coat (4) 35:1;95:20,24;101:5</p> <p>code (45) 19:25;20:8,10,12,14, 15,24;21:4,5,9;27:1; 28:15;40:25;41:4,24; 42:17;44:17;45:6,10,13, 25;46:19;47:12,12,23; 48:13;49:1,11;52:22; 59:8,11;61:7,9;63:5,12; 64:3;67:13;77:10;80:14; 91:20;93:12;95:13; 104:5;115:11,13</p> <p>codes (2) 21:3;33:1</p> <p>coincides (1) 20:3</p> <p>collector (1) 86:14</p> <p>colonnades (1) 98:4</p> <p>color (24) 34:12,13,22;35:7,10, 24;42:4,10;47:3,15; 67:25;104:23,25;105:1, 4,11;106:13,15,22; 107:22,23;108:3,13,21</p> <p>Colorado (1) 107:10</p> <p>colors (8) 35:11;36:7;104:24; 105:5,6,16,19;106:18</p> <p>comfortable (3) 41:16;52:25;86:5</p> <p>coming (5) 10:22;16:19;17:19;</p>	<p>46:19;64:23</p> <p>comment (11) 14:4;40:5,6;43:12; 69:9;79:22;83:3,8;89:2; 99:17;115:5</p> <p>comments (16) 4:12;9:15;13:23; 15:10;31:18;33:24;34:3; 55:22;68:19;70:19; 72:23;93:15;98:2; 109:25;110:9;114:19</p> <p>commercial (8) 18:11;19:24;22:17; 30:19;42:16;46:15; 52:17;74:11</p> <p>Commission (9) 10:2;17:8;24:24; 47:20;49:17;50:20; 51:20;71:11,13</p> <p>Commission's (1) 65:23</p> <p>commitment (1) 123:15</p> <p>committee (11) 25:10;37:15;47:19; 48:2,2;51:24;67:3,23; 74:19;90:10;94:22</p> <p>committees (2) 70:23;71:5</p> <p>common (1) 33:18</p> <p>Communities (2) 45:14,25</p> <p>Community (11) 20:13;37:17;43:14; 52:19,21;53:10;55:9; 56:12;65:16;69:13;70:6</p> <p>compatibility (1) 5:16</p> <p>compelling (1) 74:13</p> <p>complement (1) 45:6</p> <p>completely (1) 99:24</p> <p>complexes (1) 83:20</p> <p>compliance (5) 34:11,22;42:3,8;47:12</p> <p>compliant (2) 40:18;62:18</p> <p>comply (1) 38:23</p> <p>component (2) 72:6;95:20</p> <p>components (3) 78:16,19;99:3</p> <p>concept (3) 9:22;29:16;66:20</p> <p>concepts (1) 19:13</p> <p>concern (7) 17:8;34:25;67:21;</p>	<p>70:4;72:17;84:7;102:11</p> <p>concerned (2) 71:3;83:22</p> <p>concerns (1) 67:9</p> <p>concrete (9) 4:23;8:3,7,8;91:2,2, 19;93:3;100:10</p> <p>condition (3) 27:15;47:10;104:2</p> <p>conditioned (1) 86:9</p> <p>conditioning (1) 102:19</p> <p>conditions (3) 32:25;43:5;74:13</p> <p>condominium (1) 33:20</p> <p>confines (1) 50:11</p> <p>conflict (7) 45:9;96:4;98:4; 114:22,23;116:25;117:5</p> <p>conflicts (4) 14:14;16:8;19:22; 81:17</p> <p>conform (3) 35:11;49:13,13</p> <p>conformity (1) 39:3</p> <p>conforms (2) 65:11;67:4</p> <p>confused (1) 44:18</p> <p>confusion (2) 11:17;15:7</p> <p>conjunction (1) 14:12</p> <p>connected (2) 39:24;40:11</p> <p>connection (2) 112:3,4</p> <p>consensus (1) 113:23</p> <p>consequence (1) 90:23</p> <p>consider (5) 23:25;37:20;79:3; 80:8;119:1</p> <p>considera- (1) 122:9</p> <p>consideration (1) 27:24</p> <p>considered (4) 47:5;76:18;77:2; 106:11</p> <p>consist (1) 91:9</p> <p>consistency (2) 22:1;111:25</p> <p>consistent (13) 22:16;35:9;39:6,14, 17;40:25;42:25;75:12,</p>	<p>15;93:13;111:24; 114:13;119:14</p> <p>constitute (1) 115:7</p> <p>constituted (1) 89:9</p> <p>constraints (1) 121:19</p> <p>construction (7) 23:10;26:4;52:16,17; 55:1;65:8,13</p> <p>consultation (4) 36:11;37:2,6;89:10</p> <p>consulted (1) 37:7</p> <p>consumptive (1) 43:1</p> <p>contemplated (2) 87:12;114:3</p> <p>contingent (2) 11:20;77:24</p> <p>continues (1) 115:5</p> <p>Contractor (1) 29:5</p> <p>control (4) 26:16;70:3;85:3;115:6</p> <p>controversial (2) 43:21,25</p> <p>conver- (2) 9:8,9</p> <p>conversation (5) 7:12,23,24;95:11,15</p> <p>conversations (2) 120:8,14</p> <p>Conversely (1) 61:4</p> <p>convey (2) 9:21;32:4</p> <p>cookie (1) 40:4</p> <p>cool (1) 107:13</p> <p>COOLEY (234) 9:19;11:15;12:7,16; 13:6;14:16;16:9,12; 19:19;20:5,13;21:7; 22:7,21,25;23:2;24:12; 25:14,19,22;27:12,20; 29:2,6,12,15;31:2,4,16, 21,24;32:3,18;33:15,17; 34:14,17,21;35:12,19; 36:1,3,7,13;37:5,11,19, 23;38:14,17,22,24;39:6; 40:2,12,16;42:7,20; 43:16;44:25;45:14,18, 22;46:17,21;47:6,9,22; 48:4,25;49:3;51:11; 52:7,11;53:22;54:1,4,11; 55:6;56:24;57:4,8,19; 58:17,21;59:9,21;60:7; 61:13;62:19,24;63:16; 64:11,15;66:5,22;67:8,</p>	<p>17,20;68:22,25;69:4; 71:12,17;72:3,12;73:12, 16;74:17,23,25;75:7,10, 22;76:2,17,23,25;77:7, 23;78:22;79:7,9;80:15; 81:2,6,9,11,19,23;82:6, 16;83:24;84:12,23;85:9; 86:4,10,17,24;87:2,4,6; 88:20;89:21;90:3,6,8; 93:2,13,21;94:4,9,13,16; 95:1,7,25;96:6,18,22; 97:15,18;98:7,11,16,21, 23;99:7,10,19,21; 100:19,23;101:2,13,16; 102:4,12,17,25;103:8, 16;104:2,7,12,15;105:3, 9,13,16,22;106:3,7,10, 20,24;107:3,7,16,18; 108:5,17,21;109:2,8,11, 14,16,20;110:15;111:7, 11,17,21;112:21,24; 113:23;114:10,13,25; 115:17;116:4,13,18,20; 117:10;118:9,12,19,25; 119:9,12;123:19</p> <p>copies (4) 11:13;12:8;15:21,25</p> <p>copy (10) 10:10;11:11;12:2,4,4, 9;14:6;15:2,24;35:20</p> <p>copyrighted (1) 33:8</p> <p>cornice (3) 17:10;32:8;41:6</p> <p>cornices (1) 63:20</p> <p>corporate (11) 104:24,25;105:4,6,18; 106:15,18;107:8;108:3, 13,21</p> <p>corrected (4) 16:16;30:14;69:1,6</p> <p>corrections (1) 15:8</p> <p>corridor (1) 23:15</p> <p>corrode (1) 111:6</p> <p>corrugated (6) 84:4,24;90:24;99:18, 24;100:3</p> <p>cost (2) 26:20;28:6</p> <p>costs (1) 97:8</p> <p>cottage (1) 111:15</p> <p>cottages (1) 111:14</p> <p>Council (28) 10:5,15,19;12:12; 13:13,17;14:4;15:9; 17:21;22:10;31:18;</p>
---	---	---	---	---

34:24;47:24;48:10,18; 50:4;51:18;53:4;55:11; 66:15,24;69:24;80:12; 110:14;117:21;118:2; 120:6,9 Councilman (2) 30:13;119:7 Councilmember (434) 3:5,6,7,8,9,10,11,12, 13,14,21,23;4:2,3,4,5,6, 7,8,9;11:6,8;12:3,10,14; 13:12,20,22;14:2,3,16:7, 10;19:18,20;20:6;21:1, 10,15;22:20,23;23:1,7, 18;25:12,17,20;27:9,13; 28:23;29:5,7,14;30:23; 31:3,5,20,22;32:2,10; 33:10,16,22;34:4,16,20; 35:6,16,25;36:2,6,8,24; 37:10,13,22;38:1,3,16, 19,23;39:4,20;40:3,13; 41:25;42:15;43:11,18; 44:8;45:12,15,19;46:4, 12,13,18;47:4,8,16;48:1, 20;49:2,5;50:1,7,14,18; 51:3,5,14,23;52:8,13,14; 53:12,15,25;54:3,5,13, 21;55:4,23;56:2,4,7,15, 18,20,25;57:6,14;58:9, 20;59:6,19,22;60:8; 62:13,22;63:11;64:5,6, 10,12,14,22;65:5,6,7,19; 66:18,23;67:7,16,19; 68:17,24;69:3;70:18; 71:9,14,20;72:1,4,5,8,16, 18;73:2,4,5,6,15,20,23, 25;74:5,7,10,21,24;75:2, 8,18,24;76:5,10,14,21, 24;77:6,8;78:4,8,10,12, 14;79:5,8,21,22;80:10, 22;81:5,7,10,16,20,24; 82:8,14,24;83:1,3,7,11, 13,16;84:6,13,18,19; 85:4,21;86:5,12,18;87:1, 3,5,9,10,13,15,20,22,23, 25;88:1,2,3,5,7,8,10,12, 15,17;89:1,3,5,6;90:2,5, 7,13;92:1,7,8,10,12,13, 14,17,19,21;93:5,7,8,9, 11,17,24;94:8,10,14,23, 24;95:4,8,19;96:2,9,11, 20;97:11,16,20,22,25; 98:3,9,13,17,22;99:1,9, 14,17,20;100:1,2,6,7,8,9, 13,16,17,21,22,25;101:7, 15,17,19,22,25;102:10, 13,23;103:5,10;104:1,4, 10,13,21;105:7,11,14,20, 24,25;106:2,4,5,6,8; 107:2,4,14,17,20; 108:14,18,23,24;109:1, 5,10,12,15,18;110:5,7, 13,17,23;111:2,4,10,16,	19;112:11,13,22;113:2, 7,9,10,12,13,19,25; 114:6,7,12,15,16,20; 115:2,4;116:2,5,6,15,19, 23;117:6,13,15,22; 118:1,6,10,16,23;119:6, 7,10,19,21;120:3,5,16; 121:3,4,6,8,10,16,18,24; 122:2,4,13;123:2,14,25; 124:2,6,7,8,9,10,11,12, 13,14,15,16,17 Councilperson (1) 15:9 Council's (1) 50:4 Councilwoman (1) 83:25 counting (1) 118:21 country (1) 25:15 counts (1) 32:17 County (4) 17:14;25:13;50:6; 53:20 couple (5) 37:16;60:11,12;70:19; 104:22 course (1) 110:19 court (2) 4:13;50:5 cover (1) 120:25 covered (5) 48:22;50:10;103:1; 110:24;116:12 crap (1) 8:17 create (3) 20:12;22:18;115:22 creates (1) 18:4 creation (1) 70:16 creative (1) 18:16 creativity (1) 19:2 criteria (2) 41:4;80:17 cumbersome (1) 69:12 curb (1) 119:2 curiosity (1) 99:6 curious (1) 29:11 current (1) 35:18 customer (3)	73:8;78:25;79:2 cutter (1) 40:4 D d1 (3) 116:7;117:13,15 dark (1) 108:22 darkened (1) 117:7 dash (1) 43:9 date (3) 11:18;15:20;58:12 dated (3) 14:5,6;15:21 dates (1) 15:7 days (8) 22:18;58:12;59:3; 60:12,13;61:23,25;72:18 DC (1) 7:20 DCD (1) 66:20 Dean (131) 3:9,10,23;11:6,8;12:3, 10,14;13:22;21:15; 22:20,23;23:1,18;25:12, 17,20;27:9,13;28:23; 29:5,7,14;30:23;31:3,5, 20,22;32:2,10;33:10,16, 22;34:2,4,16,20;35:6,16, 25;36:2,6,8,24;37:10,13, 22;38:1;51:3;54:5,13; 55:4;56:4,7,25;65:19; 67:7;68:17,24;69:3; 71:9,14,20;72:18;73:24, 25;74:9,10,21,24;75:2,8, 18,24;76:5;77:8;78:4,13, 14;79:5,8,21;83:2,3; 89:6;90:2,5,7,13;94:23; 96:9,11,20;97:11,16,20; 99:1,9,14;100:1,6,8; 101:7,15,17;108:14,18, 23;109:1;110:17;111:2, 16;113:19;116:6,15,19; 117:15;118:6;119:7; 120:3,16;121:4,10,24; 122:4,13;123:2,14; 124:2,10,11 Dean's (1) 14:3 December (7) 119:17,18;120:1,6,11, 17,21 decide (4) 11:21;16:17;23:11; 59:14 decided (2) 10:16;37:9	decision (19) 25:7,7;47:23,25; 48:15,16,17;49:20;50:4, 21,24;53:1,6;66:11; 71:10;72:14;90:9; 122:11;123:3 decisionmaking (1) 69:17 decisions (3) 48:8;65:25;70:21 decorative (3) 91:3;93:4;115:8 deemed (1) 97:2 define (2) 115:14,15 defined (1) 116:3 definitely (3) 54:14;65:14;94:15 definition (4) 22:5;76:19;77:2; 109:21 definitions (8) 6:18;24:2,4,7,9,13,19; 74:1 Dekalb (1) 50:5 deleted (1) 6:23 delineate (1) 80:5 delineation (1) 112:19 Demonstrate (1) 56:4 densities (1) 103:25 density (1) 103:24 denying (1) 50:25 department (1) 43:13 depending (6) 5:14;16:14,16;74:25; 81:14;107:9 Depends (1) 82:6 Depot (2) 105:20,21 depth (1) 96:4 described (1) 93:10 Design (60) 3:18;5:7,17;7:16;9:18; 10:3;14:13;18:17,22; 20:1,15,17,25;21:19; 23:9;24:4;25:4;27:5; 37:12;52:2;53:18;54:9; 56:3,5;57:5,15,17,17; 58:4,10,14;59:7,10;61:9;	63:24;64:16,19;66:20; 67:3,4,23;68:7;72:11; 80:17;81:18,21;83:18; 85:14;89:9,22;96:5; 97:4;98:5,5;104:22; 113:15;114:2,11,24; 115:20 designate (1) 42:10 designated (1) 30:4 designation (1) 21:4 designed (2) 77:4;113:15 designing (1) 103:22 designs (1) 24:18 desire (2) 100:19;110:16 detail (6) 31:6;41:6,8;75:11; 77:16;115:7 detailed (1) 77:21 detailing (1) 77:24 details (2) 14:21;104:9 determina- (1) 4:24 determination (4) 62:16,23;63:6,13 determine (2) 52:4;59:15 determined (5) 36:9,9,25;47:21;114:4 developer (2) 66:17;69:12 development (15) 26:5,6,30;9;36:11,14; 37:1,43;14:66,4,21; 67:14;69:25;70:13;89:8; 118:18;119:5 Developments (1) 117:16 dictated (1) 115:10 difference (3) 81:15;83:8;84:23 differences (1) 15:8 different (22) 8:16,18;11:13;15:14; 16:21;18:15,24;19:17; 23:20,23,24;34:13; 39:16,25,25;41:8;50:22; 63:20;74:13;81:2;84:2,3 difficult (8) 10:17;17:2,6;24:8; 28:7;58:13;63:25;94:9 diligence (1)
--	---	--	--	---

121:17 direct (1) 95:16 direction (4) 11:4;20:16;41:13;75:1 directly (1) 18:6 Director (6) 36:10,14;37:1;43:14; 89:8;97:4 dirty (1) 112:9 disagree (2) 65:5;72:6 discouraged (1) 8:8 discouraging (1) 108:20 discretion (3) 36:10,20,25 discussed (2) 43:22;73:13 discussion (7) 3:18,24;12:24;44:4; 72:19;119:17;124:3 discussions (1) 37:7 distance (1) 65:2 distinction (1) 111:20 district (3) 18:13;56:23;57:1 divert (1) 64:7 divided (1) 33:14 document (3) 14:10;28:24;34:7 documents (2) 14:14,15 Dog (1) 109:18 dollars (1) 60:12 domed (2) 112:8,8 domes (1) 112:12 done (10) 11:25;39:15;53:23; 55:7;61:7,10;63:21; 107:3;109:13;120:9 door (2) 76:15;88:14 doors (1) 77:14 Doraville (5) 8:15;17:17;103:11,12; 104:5 Doraville's (1) 23:16 down (32)	8:12,17;11:23;12:22; 13:3,8,10;18:3;22:19; 24:15;25:25;26:2,25; 27:10,18;28:12,17; 29:22;41:17;46:6;53:7; 61:1;68:5;70:9;95:3; 98:14;111:8;112:5; 114:22;116:21;118:10, 11 Dr (26) 9:18,20;50:17;55:18, 19,24;56:6,17,19;57:3; 69:7,8;72:13;112:14; 119:15,24;120:19,24; 121:12,21,23;122:11,14; 123:5,8,11 draconian (1) 40:25 draft (6) 11:14;14:4,13;15:20, 21;109:8 drafted (1) 121:14 drafts (1) 11:14 dramatically (1) 70:9 draw (1) 109:20 drawing (1) 111:19 draws (2) 76:18;77:2 dressings (1) 29:8 drive (1) 28:6 driving (1) 8:12 dropping (1) 46:5 Druid (1) 92:7 duck (1) 120:8 due (1) 121:17 dumpsters (1) 101:12 Dunwoody (3) 25:17,20;26:4 duplicative (1) 98:19 durable (2) 92:9;111:5 duties (1) 50:13	earth-toned (1) 91:9 easier (4) 26:21;80:7;95:9;98:20 easily (2) 45:22;92:23 east (1) 25:16 easy (2) 24:16;86:15 easy-to-understand (1) 80:1 eclectic (1) 23:16 effect (5) 37:24;59:1;61:16; 104:6;114:2 effective (1) 19:1 EIFS (3) 92:3,22,24 eight (5) 81:21;82:4,10;83:9; 102:2 eight-foot (1) 82:4 either (9) 5:6;58:18;66:15;69:5; 71:1;79:5;81:1,16;103:2 elaborate (1) 9:1 element (1) 75:15 elements (1) 111:25 elevated (2) 103:7,11 elevation (2) 91:12;103:24 elevations (1) 5:15 eliminate (3) 99:24;100:12;120:23 eliminates (1) 95:10 else (10) 9:11;21:12;26:20; 30:22;33:23;62:25; 68:11;82:18;98:8; 104:17 email (1) 4:17 embedded (1) 80:14 emphasis (1) 94:2 empower (1) 69:17 empowered (1) 69:22 emulate (1) 18:25 enamored (1)	8:2 enclosed (5) 86:8;87:21,24;88:18, 19 enclosures (1) 9:2 encourage (3) 9:5;82:1;90:21 encouraged (4) 6:22;8:7;90:20;94:20 end (6) 60:19;61:4;62:17; 95:10,16;123:1 enforce (2) 42:6;46:19 enforcement (1) 49:21 engage (1) 69:14 engineer (6) 53:17;57:15,17,18,24; 58:1 engineer/construction (1) 58:3 engineering (4) 5:6,24;54:24;57:21 <small>engineering/architectural/planning (1)</small> 5:19 enough (4) 39:10,12;102:19; 110:21 ensure (1) 65:21 ensures (1) 66:3 entire (6) 23:8,13,17;38:5;40:7; 54:1 entrance (7) 41:7,9;73:8,18;75:19; 79:1,3 entrances (1) 41:10 entry (1) 117:16 equipment (2) 101:8,9 error (1) 116:2 especially (9) 18:11;26:3,11;31:19; 54:15;64:1;65:8;68:6; 70:13 established (1) 58:25 Estates (1) 7:18 etc (2) 75:21;77:12 even (15) 5:11;8:6;12:1;15:7; 16:21;22:12;23:20;33:7; 39:16;44:13;60:13;	80:16;102:13;108:3; 121:4 evening (1) 67:24 everybody (8) 10:20;12:23,24,25; 13:3;15:23;120:22; 123:12 everybody's (1) 13:15 everyday (1) 24:21 everyone (6) 3:3;10:6;56:13;60:24; 71:22;84:1 Everything's (2) 18:20;119:14 exact (2) 15:15;25:25 exactly (5) 14:21;22:7;65:2; 83:21;113:9 example (13) 4:23;22:11;28:20; 30:8;32:3;38:9;65:24; 67:22;77:8,10;81:25; 91:7;108:25 examples (4) 28:1;30:7;82:9;84:1 except (2) 80:3;105:14 exceptions (1) 89:13 exclude (1) 80:3 excludes (1) 117:2 exclusive (3) 78:16,19,25 Excuse (3) 55:17;79:12;87:22 exemptions (1) 49:18 existing (6) 20:15;34:10;42:3; 49:1;65:11;104:2 exists (1) 4:19 expansion (4) 45:16;115:6,10,21 expect (2) 24:21;63:25 expectations (1) 27:17 expedient (2) 58:24;61:15 experience (1) 56:5 experienced (1) 54:8 explain (1) 5:12 exposed (1)
	E			
	earlier (6) 4:17;56:8;74:1;75:3; 83:4;115:1			

91:19 extend (1) 118:3 extends (2) 103:13,14 extensive (1) 116:8 exterior (10) 34:18;35:9,15;42:2; 62:15;86:6,13;91:8,8; 101:8 external (1) 91:16 extra (2) 35:20;60:12 extremely (4) 17:2;63:25;94:9; 123:22 eyes (2) 47:5;61:12	38:8 favor (4) 40:7;43:19;90:25;91:1 feature (1) 115:7 features (1) 75:12 February (3) 121:15;122:23,24 feedback (1) 22:10 feel (8) 37:11;41:16;52:21,22; 67:5;69:22;71:23; 110:14 feeling (1) 103:24 feels (1) 13:18 feet (10) 77:12;81:21,22;82:4; 83:8,9;96:17;98:6; 115:9,14 few (1) 7:1 fewer (1) 44:12 fifth (1) 57:7 figure (1) 14:21 Fil-A (1) 105:2 final (4) 25:5;47:23,24;53:1 find (6) 6:14;19:16;55:4; 57:10,12;76:8 fine (6) 14:2;44:6;72:8;87:16; 120:12,19 fined (1) 90:22 finish (5) 40:20;91:3;93:4; 117:21,24 finished (1) 21:11 finishes (1) 117:17 finishing (1) 91:17 fire (4) 51:12;59:24;60:24; 61:9 first (11) 6:16;7:22;10:15; 12:12;60:10;91:12;93:1, 19;122:17,18,23 fit (2) 23:8,17 fits (1) 67:5	five (9) 6:15;51:18,25;59:3; 70:6;81:22;82:4,10;83:8 five-board (1) 53:16 five-foot (2) 82:3,3 five-member (1) 55:24 flamingo (1) 108:4 flat (5) 19:9;102:6,15,16; 112:2 flavor (1) 22:19 Fleming (65) 3:11,12;4:6,7;38:2,3, 16,19,23;39:4,20;40:3, 13;41:25;42:15;43:11; 50:14,18;51:23;52:8,13; 57:6,14;59:6,19,22; 70:18;72:1,4;73:22,23; 74:4,5,7;76:21,24;77:6; 78:11,12;80:11;82:25; 83:1;87:15,22;88:1,3,10; 89:1,4,5;92:13;97:21,22; 102:13,23;105:25; 106:4;107:20;109:18; 118:10;119:19;121:16; 122:2;124:12,13 Fleming's (1) 46:13 flexibility (5) 18:22;25:8;41:5;95:2; 122:25 flexible (2) 26:24;39:10 floor (4) 4:11;87:17;91:12;93:1 Florida (3) 8:1,4,25;13 flushed (1) 75:25 focal (1) 113:14 follow (3) 80:4;90:21,22 following (8) 58:12;78:16,19,24; 79:14;94:2;99:3;122:19 foot (1) 82:10 footage (1) 96:4 footprint (1) 44:22 force (1) 47:14 forefront (1) 113:4 Forever (1) 118:22	forget (1) 90:3 form (2) 21:8;66:25 format (1) 80:1 form-based (6) 20:19;28:15;45:6,10, 13;67:13 forms (2) 24:13;85:19 forth (4) 5:22;40:11;60:5; 107:24 forward (12) 7:8;10:1,2,16;11:22; 28:16;37:18;44:23;45:2; 49:11;69:25;71:1 found (1) 8:23 four (11) 17:15;51:18,25;53:16; 64:24;77:12,19;92:25; 98:18;119:3;120:10 four-board (1) 53:15 four-foot (2) 9:3;86:6 four-foot-high (1) 86:14 frame (6) 58:16;61:20;62:6; 67:11;72:13,15 framed (1) 76:6 frames (4) 75:21,22,25;76:3 framing (1) 76:5 franchises (1) 107:8 frankly (1) 60:17 Freedom (1) 84:8 front (9) 7:4;60:19;62:17;72:9; 77:15;95:10,16;104:5; 112:20 frontages (1) 73:11 full (2) 68:6;108:19 full-scale (1) 46:7 full-time (1) 52:9 fully (3) 86:8;87:21,24 fully-seated (1) 120:9 function (6) 31:17;49:15;63:1,22;	64:4;115:25 functions (1) 25:23 furniture (1) 61:5 further (7) 58:6;71:21;72:22; 75:10;97:1;101:14; 116:20 future (2) 20:11;21:4
F		G		
facade (35) 18:6;32:6;34:6;38:22; 39:1,18;40:17;41:14; 45:4;46:22;47:1;73:13; 77:15;78:17,23;79:11; 81:12;82:11;96:15,21, 24;99:2,8,10,13,24; 100:4,15;104:8;107:23, 24;108:11;110:25; 112:17,25 facades (6) 18:5;29:21;43:24; 73:14;75:3;78:15 face (2) 74:11;102:21 faced (1) 91:2 faces (1) 73:7 fact (3) 30:1;41:12;76:7 fail-safe (1) 89:23 fairly (3) 54:15;80:9;122:9 fake (1) 115:21 fall (1) 21:5 familiar (2) 32:20;55:12 fan (1) 83:21 Fantasy (1) 121:9 far (8) 25:1;39:25;44:24; 67:1;85:13;107:21; 113:15;122:25 Farmers (1)	gain (1) 50:16 galvanized (2) 95:21;96:12 gather (1) 10:24 gave (2) 24:25;112:14 general (5) 13:23;31:14;66:6; 83:5;86:25 Generally (1) 16:15 generating (1) 70:16 gets (11) 7:8;25:6;28:12;32:23; 39:11;47:9;61:12,16; 63:23;68:5;80:21 giant (1) 112:19 Gillen (28) 9:18,20;43:13;50:17; 55:18,19,24;56:6,17,19; 57:3;69:7,8;72:13; 102:14;112:14;119:15, 24;120:19,24;121:12,21, 23;122:11,14;123:5,8,11 given (3) 14:6;80:11;82:9 gives (5) 40:24;61:19;83:17; 95:21;109:6 giving (2) 18:14;50:25 glad (1) 3:3 gleaning (1) 8:1 GM (8) 21:5;23:14;26:9;64:1; 65:8;69:15;70:13;102:2 goal (1) 7:23 goes (13) 8:6,17;19:7,7;31:5; 42:22;49:16;66:23; 75:10;118:14,15,20,25 goobered (1)			

68:4 good (29) 6:4;13:20;18:17;19:1; 21:7;23:15;27:15;30:7; 8;32:14;43:10;46:9; 57:8;65:23;66:4;67:22; 68:8;85:1;89:22;91:14; 96:13;97:15;98:23; 112:10;114:17;118:6, 12;121:11;123:23 Gordon (1) 7:2 grade (1) 91:12 graphic (1) 105:9 graphics (2) 17:1;80:20 great (5) 24:23;32:19;38:1; 65:9;68:9 greater (3) 38:25;79:12;98:24 green (3) 33:1;83:21;108:22 grocery (1) 85:24 ground (3) 101:8;103:6,8 grounds (1) 25:10 guess (11) 13:5;14:3;24:14; 43:18;78:5;81:24;93:15; 107:10;109:23;112:14; 113:13 guidance (5) 9:23;10:3;11:4,19; 72:12 guide (2) 11:19;18:25 guidebook (12) 15:3;19:23;20:2; 24:15;31:25;81:18,21; 83:9;96:5;98:5,5;104:22 guideline (4) 35:11;47:15;83:18; 114:24 Guidelines (2) 14:13;19:24 guise (1) 48:21 guy (1) 69:9 guys (1) 51:9 Gwinnett (1) 53:19	19;80:6,6,24,24;98:24 hall (2) 46:20;113:18 Hall's (1) 113:11 handle (2) 13:18;72:7 handled (1) 65:12 hands (2) 63:7;90:10 happen (6) 26:12;52:15;69:15; 71:4;86:13;114:9 happening (1) 70:2 happens (1) 61:8 happy (2) 10:25;13:9 hard (3) 22:2;95:20,24 hard- (1) 101:4 hard-coat (4) 92:11,12;93:3;100:11 HART (4) 7:1,2;9:8;22:24 heard (4) 4:25;25:24;61:19;62:7 hearing (3) 71:18;101:3;118:4 hearings (1) 51:19 heartburn (2) 83:17;95:22 height (3) 5:13;108:8,11 Heights (2) 7:2;75:23 Helen (2) 22:23;23:4 help (5) 4:22;15:4;32:4;52:25; 57:25 helpful (4) 22:6;65:25;98:10; 123:22 helter (1) 75:17 Here's (5) 15:3;32:7,8;62:6;95:9 hide (1) 86:16 high (2) 92:24;102:18 high- (1) 111:11 higher (2) 103:24,25 higher-end (1) 26:6 highlighted (1)	99:22 high-rise (1) 112:2 high-rises (1) 111:7 Highway (5) 8:13;26:11,19;27:14; 46:16 Highway's (1) 38:7 Hills (1) 92:7 history (1) 84:15 hit (2) 49:24;122:21 hold (3) 60:5;91:4;111:5 holding (1) 59:23 holes (1) 92:23 holidays (1) 120:4 home (3) 8:4;105:20,21 homeless (1) 9:3 honest (2) 17:12;26:7 hopefully (4) 15:19;27:15;55:10; 57:11 hoping (1) 14:20 horizontal (1) 91:10 house (1) 108:16 how- (1) 95:11 huge (6) 11:11;18:4;19:10; 66:16;83:21;109:4 Huh-uh (3) 78:8;83:13;97:25 hundred (1) 51:8	imagine (3) 24:5;30:12;50:18 immunity (1) 50:10 impact (3) 30:21;39:12;121:23 impacts (1) 28:8 impediment (1) 66:16 implementation (1) 48:11 implemented (1) 37:15 important (7) 11:9;27:11;29:12; 54:22;56:21;69:18; 70:17 importantly (2) 61:20,21 impose (1) 121:25 improve (2) 7:15;44:13 inapplicable (1) 97:3 inches (3) 19:7,8;77:12 include (2) 80:2;101:12 inclusive (1) 75:19 inconsistencies (3) 31:8,15;52:3 incorporate (6) 21:3;25:4;82:16; 100:23;108:2;115:20 incorporated (4) 29:10;42:14;43:3; 115:7 incorporates (1) 110:24 incorrectly (1) 117:23 increase (1) 23:10 increases (1) 55:7 incredibly (1) 24:5 indication (1) 17:20 individual (6) 21:2;35:23;41:14,14; 66:12;67:2 Individuals (1) 40:2 influence (1) 53:9 information (2) 14:24;16:18 inhibit (1) 46:6	initial (1) 42:23 input (5) 12:23;70:22;71:5; 121:14;123:20 inside (4) 86:18;88:11,16,25 inspection (1) 59:24 instance (2) 40:9;70:23 instead (5) 90:16,16;98:17; 100:11;121:1 institutional (1) 78:15 insulating (1) 91:16 intent (9) 6:6,7,8;34:23;80:8; 89:10;93:22;99:25; 114:14 intention (1) 20:21 intentionally (2) 14:17;45:8 intentions (1) 86:22 inter- (1) 48:11 interested (3) 37:17;54:17,19 interesting (2) 54:4;55:15 interior (3) 86:2,11;116:13 interlocked (2) 20:18,19 intermediary (1) 44:5 internal (1) 87:17 International (1) 47:11 interpretation (3) 24:11;48:25;55:2 interpreted (1) 24:10 interpreting (1) 49:10 interstate (1) 68:1 intervals (1) 115:8 into (32) 9:15;17:1;23:17; 24:18;26:25;29:10;31:5; 32:23;33:14;34:22;35:3; 39:3;42:14;45:24;46:1; 47:14;60:12;65:16;71:6; 73:12;79:25;80:20; 85:21;97:8;100:23; 102:21;104:6,14;108:3,
H		I		
half (11) 33:12,13;79:13,15,16,		idea (7) 24:24,25;27:4;35:19, 21;39:13;99:13 ideal (1) 53:8 identity (1) 21:17 ii (5) 79:14,15;89:6;98:3; 100:10 image (1) 68:13		

<p>13;115:20;117:8 intuitive (1) 80:9 investment (1) 35:4 involved (2) 56:12;65:10 irrelevant (1) 79:19 irrigation (1) 32:21 issue (9) 17:13;40:21;42:8; 47:7;76:15;80:21;86:15; 92:22;119:13 issues (3) 13:8;15:13;26:10 item (6) 19:14,14;64:20;95:19; 99:19;115:5 items (1) 13:8 Ivey (1) 29:4</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>January (12) 14:6;119:25;120:25; 121:1,13;122:17,17,18, 21;123:1,9,10 job (1) 121:11 jobs (1) 52:10 Joe's (2) 49:7;69:10 joints (3) 115:6,10,21 Jump (3) 21:13;55:20;93:15 June (1) 119:20</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Karen (1) 46:5 keep (4) 34:25;35:2;66:5;95:2 keeps (1) 84:4 key (1) 102:17 kick (2) 45:24;47:14 kicked (1) 63:24 kicks (2) 46:21;104:6 kidding (1) 67:24 kind (31)</p>	<p>6:12;7:10;9:24,25; 10:24;11:3;12:24;13:23; 21:25;22:5,22;24:16; 27:1;29:10;32:13;33:9; 44:5;48:14;49:24;53:17; 56:2;73:11;80:17;85:2, 18;89:22,24;90:9;91:22; 108:22;121:19 King (1) 84:9 knew (1) 107:12 knowledge (2) 53:20;56:4 Kreme (1) 68:19 Krispy (1) 68:19 Kroger (2) 88:15,16</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>lack (1) 24:2 lacking (1) 21:23 lake (1) 60:22 lame (1) 120:8 land (1) 73:10 land- (1) 82:10 landscape (7) 18:2;29:13,24;30:18, 19,25;40:21 landscaping (8) 29:9,18,23;32:11; 80:25;82:5;83:4,5 language (8) 20:2,3;36:17;81:17; 89:11;91:14;94:21; 97:17 lap (2) 91:10,10 large (3) 39:12;57:3;88:16 larger (5) 35:3;41:17;78:3; 80:24;96:3 last (10) 11:9;12:8,20;15:18; 43:22,25;64:19;70:6; 79:23;92:22 later (5) 13:4;28:24;37:18; 58:11;89:17 latest (1) 15:24 lattice (1) 85:18</p>	<p>laws (3) 90:20,21,22 lay (1) 68:10 layer (3) 65:20,20;66:3 lead (1) 17:7 lean (1) 69:19 learn (1) 56:14 least (16) 12:23;26:15;35:1; 55:25;56:21,21;61:24; 62:4;72:10;77:15;78:16, 19;79:13;99:3;120:22; 121:13 leave (3) 40:22;55:2;89:14 LED (5) 76:15,24,25,25;77:1 LEDs (1) 76:17 left (1) 44:19 Legal (3) 24:5;25:11;49:5 legally (1) 24:8 legislative (7) 48:7,8,12,14,23;49:3, 20 Lenox (1) 8:17 less (10) 5:13;6:18;33:12; 34:12;39:2;59:2;79:12; 80:24;86:23;96:17 letter (1) 74:20 level (6) 25:24;94:4;99:12; 101:8;103:6,9 licenses (1) 60:2 lighting (1) 76:15 lights (2) 77:1,1 liked (1) 18:23 likely (1) 21:5 limit (2) 107:1;108:7 limitation (1) 85:5 limitations (1) 104:23 limited (1) 27:21 limiting (1)</p>	<p>117:4 line (3) 7:11;19:12;114:1 linear (1) 61:15 lines (2) 49:19;64:20 list (5) 33:2,2;89:25;93:19,22 listed (1) 57:15 listen (2) 66:1,1 listing (1) 94:1 lists (1) 21:2 litigation (2) 50:2,8 little (18) 5:5;12:23;19:4;20:23; 25:24;27:3,3;31:6;49:6; 58:15;59:4;70:1;76:1; 77:21;83:22;95:15,22; 108:16 Livable (3) 20:13;45:14,25 live (1) 53:19 local (1) 9:21 locally (1) 22:21 location (3) 44:23;45:5;79:24 logical (1) 118:19 logjam (5) 52:12;69:11;70:8; 71:3,6 logo (1) 12:1 logos (1) 11:17 long (13) 12:16,17,19;39:23; 41:4;43:9;44:3;45:20; 50:10,11;62:9,10,11 look (41) 6:4;7:16,19;8:16,19; 17:9,21;18:19,20;19:2; 21:20;23:22;25:23; 26:19;27:13;31:14;32:5; 39:14;40:8;41:2,22,23; 52:22;53:4,5;59:4;67:5; 81:1,4;82:8;86:7;97:18; 98:12;104:8;106:13; 108:12,14;112:10,14,15; 113:18 looked (10) 17:16;24:3,3;25:14, 15,15,16,22;54:5;107:11 looking (16)</p>	<p>15:15;18:24;22:11; 23:6;25:2;32:14;35:22; 40:8;49:17;52:5;57:16; 84:11,21;102:8;103:11; 112:9 looks (7) 6:3;38:11;39:9;45:20; 108:16;112:19;113:5 losing (1) 87:18 lost (1) 117:10 lot (20) 8:21;9:2,5;30:6;33:13; 40:1;41:7;55:3;59:21; 69:5;77:23;81:15;87:18; 89:15;92:3;95:11; 106:22;107:7;111:14; 122:25 lots (4) 29:9,16;33:13;67:2 lot's (1) 108:19 love (2) 65:24,24 love/like (1) 110:18 low (3) 32:22;44:10;97:5 lower (1) 43:23 lowering (2) 43:19;44:14 Luther (1) 84:9</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M-1 (1) 23:22 ma'am (11) 12:16;16:12;20:5; 35:13;37:5;38:24;43:16; 47:6;74:23;76:23;82:7 magic (1) 99:4 main (3) 73:18;107:23;113:14 mainstream (1) 60:4 maintenance (4) 35:2;46:24;47:7,12 major (3) 67:10;95:20;119:1 majority (2) 33:17;85:24 makes (5) 17:6;28:6,25;41:21; 95:15 making (3) 44:20;48:8;71:10 mall (3) 8:20,20;108:15</p>
---	--	--	--	--

<p>manager (1) 10:22 manner (1) 58:24 mansard (1) 112:23 many (3) 51:9;86:4;89:13 marble (2) 91:18,18 Market (1) 38:8 marshall (1) 51:12 Martin (2) 7:10;84:9 mass (1) 5:15 match (5) 22:2;35:17;39:4,7; 96:13 material (1) 83:19 materials (26) 6:19;25:25;27:1,10, 11;28:4,11;30:10;32:21, 23;33:3;41:9;85:7; 90:17;91:8,9,15,22; 93:23;94:1,1,2,6,21,25; 115:25 matter (1) 70:12 matters (1) 57:2 maximize (1) 116:7 maximum (1) 65:1 may (28) 5:14;7:5;11:6;26:12; 40:19,21;41:7;52:14; 55:8;60:8;63:13,13; 70:7,8,17;71:4;75:1,16; 77:25,25;78:1;85:1; 90:11;94:10;96:25;97:1; 103:25;108:2 maybe (20) 4:25;5:12;7:8;15:14; 41:5,6,17;48:18;56:25; 58:25;65:12;67:8;90:17; 94:20,21;108:7,10; 111:15;118:17;122:5 MAYOR (103) 3:2,15,22,24;4:1,10; 6:21,24;9:7,11,14;11:7; 12:11,21;13:10,25; 21:13;33:23;34:1;38:2; 43:17;44:7;46:3,11; 55:17;58:5;69:7;71:8; 72:20;73:3,22,24;74:3,6, 9;76:9,12;78:5,9,11,13; 82:12,15,18,21,25;83:2, 6,10,12,14;87:7;88:19,</p>	<p>24;91:25;93:14;95:17; 96:1,8,10;97:21,23;98:1, 8;99:15;100:5;101:6,18, 20,21,24;104:17,20; 106:17,22,25;109:3,6, 24;110:2,4,9,12;114:18; 115:3;116:1;117:18,24; 118:5,8,22;119:15,22; 120:10,18,20;121:11,22; 123:18,24;124:1,3,5 McDonald's (4) 5:2;6:1,3;68:18 mean (73) 11:19;13:6;21:16,18, 20;22:4;23:15,19,21,22, 23;24:2;25:13;26:22; 27:11,14,16;31:12,14, 15;32:13,13;35:7;40:16, 17;42:12;52:20;56:8,13; 57:2,9;59:15,23;62:3; 63:18,23;65:20,23,24; 67:6;74:2;75:5;76:3; 77:16;84:8;85:17;89:19, 21;91:13,13,21,22; 93:24;94:5;97:12;99:4, 5;103:1;107:19;108:18; 110:13,18,20;112:1; 115:15;118:1,13;120:7, 10,20;122:5,7;123:3 meaning (1) 37:6 means (1) 90:19 meant (1) 114:21 mechanical (2) 101:8,9 Meeting (20) 3:2,19;9:15;12:19; 44:19;51:18;58:11;59:3; 62:4;72:20;119:18; 120:1,25;122:16,18,23; 123:6,13,17;124:18 meetings (3) 61:17,18;120:21 meets (3) 41:4;64:3;89:10 member (3) 54:23;55:25;72:10 members (7) 10:19;50:8;53:13; 56:22;57:1;58:1;120:10 Memorial (2) 84:9,10 mental (1) 112:16 mention (2) 20:7,9 mentioned (3) 43:22;95:23;114:25 mentioning (1) 83:16 ments (1)</p>	<p>76:16 mess (1) 18:20 message (1) 109:7 met (1) 11:9 metal (44) 27:19;83:17,19,21,23; 84:5,5,14,14,16,24,25; 85:7,10,11,16;86:22,25; 87:4,5,11;90:24;91:17, 17;99:18,24;100:3; 110:6,14,18,22;111:1,1, 3,9,18,20;112:6,6;113:5, 14,20;114:3,10 Metro (1) 8:21 microphone (1) 4:13 mid (3) 21:19,23;121:13 Mid-block (1) 74:10 middle (4) 7:8;9:4;30:5;53:7 Midtown (2) 111:8;112:5 Midwest (1) 25:16 might (22) 22:6;23:13,25,25; 24:6,7;36:16;37:20; 44:9,11;58:13;59:4; 67:9;69:23;72:7;98:10; 112:1,3;115:22;118:12; 119:1;122:9 Mill (1) 113:20 million (2) 56:9;60:11 millstone (1) 60:20 Milton (1) 22:12 mind (9) 6:5;7:16;23:4;44:1; 66:6;70:19;102:20; 112:4;121:6 mine (1) 70:4 minimal (2) 4:21;6:9 minimum (4) 65:1,1;77:11;82:3 minor (3) 44:10,13;45:23 minutes (2) 3:15;4:14 miscommunication (1) 12:7 miss (1) 123:16</p>	<p>missed (2) 16:4;36:18 missing (1) 10:7 mistaken (2) 101:13;112:7 mixed (1) 103:23 modern- (1) 84:20 modified (3) 14:18;15:12;17:16 modify (2) 14:22;16:9 modifying (1) 65:10 molds (1) 92:23 Monday (4) 122:18,19;123:7,8 monetary (1) 50:16 money (1) 8:22 month (5) 37:23;58:25;61:18; 62:2;120:16 moratorium (2) 121:25;122:1 more (44) 13:9;16:3;18:7;23:10; 24:7;26:5;28:7;29:13; 33:4,7;34:10,17;39:13; 41:14,15;42:2;44:21; 45:16;49:6,19,24;53:9; 57:16,25;58:2;61:15,20; 63:9,9;65:17;69:12; 74:1;76:1;77:21;79:25; 83:5;85:14;88:23;95:15; 111:13;115:15;116:11; 117:20;119:3 most (12) 6:4;7:25;8:7;9:1;12:8; 21:5;22:17;39:22;65:13; 70:17;88:3;102:8 mostly (1) 36:4 Motion (1) 123:24 Motors (1) 66:6 move (13) 8:13;9:15,17;11:21; 13:2;19:21;58:6;61:10; 71:1;78:6;82:21;93:14; 98:1 moved (5) 3:21;10:1,2;45:2; 123:25 movie (1) 7:11 moving (2) 37:18;44:23</p>	<p>much (10) 18:9;30:21;32:1; 61:15;63:18;66:9;78:2; 79:25;80:7;98:12 multiple (1) 73:11 municipal (1) 83:20 MuniCode (4) 17:2,3;80:12,14 murals (1) 105:10 must (3) 80:2;91:11;114:22 muted (2) 36:5;106:10 myself (1) 80:9</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name (6) 4:13;20:9;38:12; 43:13;45:11;94:6 named (1) 38:15 narrow (1) 11:23 narrowness (1) 97:5 native (1) 32:23 near (2) 84:9;108:15 neat (2) 41:9;102:8 necessarily (2) 23:18;39:7 necessary (1) 27:18 necessitate (1) 74:13 neck (1) 60:21 need (38) 3:19;9:6;13:8;16:5,16; 27:24;29:13;30:17,20; 31:16;54:16;56:11;57:9; 61:8;62:3;63:20;69:5, 21;70:7,12;74:18;84:22; 86:7;94:18;95:24;96:6; 101:1;103:12;106:12,14, 17;107:22;111:23,25; 120:3,9;122:8;123:21 needed (2) 36:20;62:3 needs (8) 5:23;11:24;21:25; 52:21;61:12;63:6;75:17; 86:12 neighborhood (1) 88:24 neighboring (1)</p>
--	--	---	---	--

<p>91:21 new (18) 11:17;12:1,2;23:14; 31:10;35:1;44:22;52:16, 16;65:7,13,13;69:9; 85:24;88:24;103:10,16, 22 newer (1) 84:10 newly-seated (1) 118:2 next (9) 40:10;60:15;113:4; 118:17;119:1,15,19; 123:15,16 nice (5) 25:21;65:2;84:8,21; 108:16 night (1) 10:16 nine (1) 102:2 nobody's (1) 80:4 No-brainer (2) 70:24,25 nonbinding (3) 50:21,24;51:2 none (1) 17:3 Norcross (1) 8:13 Norcross's (1) 53:13 norm (1) 63:4 normal (2) 12:22;55:1 North (1) 92:7 Northwoods (1) 4:16 note (3) 11:9;114:20;115:1 notes (5) 7:1;14:7,12;47:17; 55:21 notice (2) 11:16;36:4 noticed (2) 19:22;84:8 number (14) 15:25;31:21,24;36:9; 42:22;64:12;76:17; 79:14;87:17;95:19;96:3, 11;99:4;105:7</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>o0o- (1) 124:19 obscure (1) 117:8</p>	<p>obviously (1) 84:19 occur (1) 45:16 o'clock (1) 118:8 October (1) 14:5 off (10) 7:4;10:15,23;14:4,11; 16:5;34:2;63:3;72:19; 95:14 offense (2) 83:20;113:18 Office (1) 78:14 office/institutional (1) 78:23 official (5) 28:25;29:1,3,3;115:14 often (2) 86:22;88:21 old (1) 11:14 older (1) 44:12 once (2) 19:3;64:1 one (92) 6:2,14,16;8:6;14:16; 17:23;19:22;21:6;23:3, 8,17,19;24:14;25:3;28:1, 14,18;30:7,20;31:8; 32:25;33:17,18,20,21; 34:7;36:15,19,21;37:12; 38:10,20;39:21;40:8,9, 10,13,17;41:24;42:23; 48:2,2;53:23;54:18,18; 55:15,25,25;56:17,22; 57:4,7,21;61:1;66:5; 69:10;72:10;75:14;76:7, 17;77:19,20;78:16,19, 24;79:3,13;80:22;81:1; 83:24;89:9;91:20;92:2; 97:12;98:13;99:2,3,4,5, 5;102:1,17,20;106:12; 107:10;111:4;112:3,19; 113:4,7;118:17,21 one-half (1) 96:3 ones (3) 26:23;78:2;91:5 one's (1) 44:10 only (18) 6:2;20:8;30:1;33:18, 21;43:12;47:16;64:7; 80:3;89:2;99:1;106:21; 107:12,25;115:7,19,23; 117:19 onto (1) 61:6 opaque (2)</p>	<p>116:8;117:4 opaqueness (1) 117:4 open (3) 4:11;13:5;118:4 openings (1) 89:15 opens (1) 54:12 operating (1) 48:21 opinion (10) 5:21;18:18;26:14; 36:21;63:10;89:7;95:16; 107:21;112:18;120:15 opportunity (4) 25:6;53:8;65:9;68:15 opposed (11) 20:16;41:17,22;54:1; 57:24;58:1;61:14;63:8; 75:6;99:23;104:10 option (1) 57:8 options (1) 18:14 Orange (4) 17:14;25:12;105:21; 107:4 order (4) 3:2;5:25;32:4;72:21 ordinance (44) 13:14;14:9,10,11,12, 19,24;15:3,6,22;16:8,11, 20,24;17:14,25;18:24; 20:4,7,10,20;29:9;30:18, 19;31:7,11;32:12,16; 39:15;40:18,23;42:13, 25;45:1;63:17;69:1; 71:1;72:2;81:17,22; 83:9;89:25;114:24; 116:11 ordinances (7) 13:14;14:23;16:13,25; 18:25;29:25;69:2 Oregon (1) 25:15 organizational (1) 98:23 orientation (2) 74:14;113:16 oriented (2) 41:15;74:11 original (1) 92:6 others (3) 33:11;79:20;95:1 Otherwise (1) 62:16 ours (1) 80:16 out (47) 3:3;6:19;7:6;12:17; 14:21;15:19;16:13,13;</p>	<p>19:7,16;24:20;30:5; 33:7;35:11;41:10;44:1; 50:16;56:8;57:21;61:2; 62:20;63:3,5;70:2,14; 72:7;75:20,25;79:25; 80:5;84:1,5;87:11; 89:25;90:19;93:16;97:1; 99:5;100:14;101:1; 107:10,21;117:7,9; 119:5;121:17;123:15 outdated (1) 12:4 outdoor (2) 87:16;100:14 outer (1) 7:19 out-of-control (1) 69:16 outset (1) 70:5 outside (2) 88:2;89:4 outskirts (1) 8:14 over (16) 15:10;17:15;19:7; 21:25;25:14;30:9;35:14; 51:12;63:24;69:15;70:6; 71:4;103:11;107:8; 113:21;119:2 over- (1) 21:15 overall (3) 13:23;39:17;67:5 overarching (1) 23:8 overview (1) 13:24 own (3) 26:12;29:11;46:15 Owners (1) 116:7</p>	<p>10:10 packing (1) 9:5 page (71) 8:23;10:25,25;12:20, 20;13:7,7,15,15,16;17:5; 20:6;21:11,12,14,16,16; 33:24;34:1,3,5;38:3; 43:12;47:17;55:20;58:7, 9;64:13,14,15;72:24; 73:20;74:3;78:6;82:19, 22;83:14;91:6;93:14; 95:18;96:11;98:1;99:15; 101:6,18,19;104:18,20; 105:7;109:25;110:2,4, 10,12;112:15;114:18,19, 19,21,23;115:3,4,5; 116:1,23;117:1,1,6,13; 119:2,8 pages (10) 7:5,5,15;8:24;11:13; 12:17;98:18;117:20,25; 119:3 paint (5) 34:12;35:1,17;46:16; 47:13 painted (3) 5:1;8:3,5 painting (9) 42:5,16,18,46;20,23, 23;47:4,10,14 palette (2) 106:13;107:22 pane (1) 76:4 panel (5) 53:16;55:24;66:13; 68:7;84:24 panels (11) 78:2;83:17,23;84:5, 14,25;85:13,17;87:4,5; 90:24 paragraph (3) 44:4;58:10;89:11 parallel (1) 61:14 parapet (3) 32:9;102:18;103:13 parapets (1) 112:2 parcel (2) 26:18;33:18 parcels (6) 33:12,14;79:15,16; 80:24;96:3 Pardon (2) 25:19;53:5 Parking (6) 29:8,16;30:1,6;33:13; 108:19 Parkway (1) 84:9 part (20)</p>
			P	
			PACHUTA (58) 23:7;44:7,8;45:12,15, 19;56:15,18,20;64:22; 65:6;73:3,4;78:7,8; 83:12,13,25;84:6,13,19; 87:7,9,13,25;88:5,8; 92:7;93:5,8,11,24;94:8, 10,14;95:4;100:13,17, 21,25;107:2,4,14,17; 108:24;113:2,9,12; 114:6,12,16;118:16,23; 120:13,15;121:8;124:14, 15 Pachuta's (1) 40:6 package (2) 16:2;101:9 packages (1)	

<p>14:19,23;31:17;33:19; 39:3;42:11,17,18;46:9; 69:17;86:2,7;102:9; 105:14;112:17,25; 114:23;120:13;121:13; 122:17 particular (3) 22:11;35:7;114:3 parts (2) 29:10;80:3 pass (1) 9:19 passes (3) 16:20,20,21 past (1) 120:21 Patrick (61) 3:13,14;4:8,9;13:20; 43:17,18;52:14;53:15, 25;54:3;56:2;58:9,20; 60:8;65:5,7;66:18,23; 67:16,19;72:5;73:5,5,6, 15,20;76:13,14;78:9,10; 82:23,24;84:18;87:10; 88:17;92:1,8,12,14,19; 93:7,9;95:8;97:23,25; 100:7,9,16;110:7,23; 111:4,19;112:11,22; 113:25;114:7,15; 121:18;124:16,17 pattern (2) 115:8,22 patterned (1) 17:13 patterns (1) 28:12 Paul (1) 29:3 pay (1) 114:3 paying (1) 54:14 Peachtree (2) 23:15;103:11 peaked (1) 101:25 pedestrian (5) 18:4;28:13;30:4;41:7, 15 pedestrian-scaled (1) 116:8 penned (1) 14:11 people (25) 4:25;5:4;6:2,15;7:4; 10:7;16:19,23;30:5; 32:5;35:1;37:16;41:16; 54:12;55:8;56:11;60:18; 61:21;62:4,5;65:16; 82:1,10;90:21;95:14 per (1) 13:16 percent (35)</p>	<p>8:23;31:9,11;34:5,8, 10,12,13,18;35:8,8,12, 14;38:4,16,25;39:2,13; 40:14;41:2;42:2;43:20, 20;44:16,20;46:22;51:8; 64:24;77:15;81:14,14; 104:5,7;108:8;116:12 percentage (15) 27:22;29:21;31:19; 43:19,23;44:2;45:1; 46:5;63:21;81:12,13; 85:13;106:19;108:11; 119:11 percentages (1) 81:3 performed (1) 50:12 perhaps (4) 58:15;65:11;68:20; 100:11 Perimeter (1) 108:15 period (2) 15:10;94:18 permit (5) 42:5,12,19,21;46:16 permits (2) 51:9;61:7 permitted (1) 105:12 permitting (1) 60:4 perpetuate (1) 6:5 person (6) 24:21;48:19;53:19,20, 23;57:22 personal (1) 107:21 personally (4) 16:25;51:22;100:4; 109:16 perspective (7) 18:22;66:19;70:15,15, 16;95:13;115:18 photographs (1) 9:20 photos (3) 11:24;17:11;84:7 pick (4) 16:4;56:9;79:20; 118:23 picked (1) 56:9 picture (2) 112:15;113:3 pictures (2) 84:20;112:14 piece (4) 14:24;16:19;39:8; 73:10 pieces (3) 16:15;18:15;63:12</p>	<p>pine (1) 7:17 pink (2) 35:7;108:4 pitch (5) 5:13,14;19:9;102:24; 113:16 pitched (5) 102:1,3,8;111:8;112:6 PITTMAN (98) 3:2,15,22,24;4:1,10; 6:24;9:11,14;11:7; 12:11,21;13:10,25; 21:13;33:23;34:1;38:2; 43:17;44:7;46:3,11; 55:17;58:5;69:7;71:8; 72:20;73:3,22,24;74:3,6, 9;76:9,12;78:5,9,11,13; 82:12,15,18,21,25;83:2, 6,10,12,14;87:7;88:19, 24;91:25;93:14;95:17; 96:1,8,10;97:21,23;98:1, 8;99:15;100:5;101:6,18, 21,24;104:17,20;106:17, 22,25;109:3,6,24;110:2, 4,9,12;114:18;115:3; 116:1;117:18,24;118:5, 8,22;119:22;120:18,20; 121:11,22;123:18,24; 124:1,3,5 place (9) 17:14;22:19;23:3; 26:3;42:16;61:1;98:10; 108:16;118:13 places (5) 9:3;23:4;27:22;33:5; 104:22 plan (11) 22:15;32:11;51:25; 52:5;59:18;60:24;61:9; 62:20;120:25;122:16,19 planning (16) 5:7;10:2;17:7;24:24; 36:11,14;37:1;42:23; 47:20;49:16;50:20; 51:19;65:23;71:11,13; 89:8 plans (10) 42:9,9;49:12;51:6; 62:25;64:7,23;66:7,8; 68:11 plant (3) 32:21;70:7,13 planting (4) 40:22;81:7,9,10 plastic (2) 112:8,12 plat (2) 62:7,12 Plaza (3) 103:12,12;104:5 please (7) 3:4;4:1,12;31:25;66:6;</p>	<p>76:22;124:5 pleasing (2) 44:21;113:22 plenty (1) 33:6 pm (1) 124:18 point (37) 7:12,13,14,23,24;9:8, 9;10:17,24;15:1;21:7; 23:20;25:6;28:4;35:3; 37:25;39:11;42:12;48:6; 60:2;62:1;63:5,7;64:6; 66:8;68:5;73:17;85:1; 92:2;95:9;97:2,7,9; 103:17;104:15;113:14; 118:20 pointed (1) 56:8 points (1) 68:18 policy (2) 70:15,15 pool (3) 54:12,15;55:8 pop (1) 98:2 pop-up (2) 70:24,25 portion (9) 9:15;18:2;30:10;35:3, 15;42:1,20;80:17;85:11 position (1) 55:12 positive (1) 41:24 possible (3) 37:16;54:17;120:17 possibly (1) 57:4 posted (1) 12:8 potentially (1) 61:23 power (1) 25:9 PowerPoint (6) 10:9;11:2;12:12,15, 17;13:5 practically (1) 97:3 practice (1) 55:1 precast (1) 4:23 predecessors (1) 113:18 prefer (2) 13:7;16:25 preferably (1) 82:3 preference (4) 27:16;51:1;62:13;</p>	<p>86:20 prepared (1) 62:5 presentation (3) 10:8;11:2,3 presentations (1) 9:17 presenting (1) 9:22 pretation (1) 48:12 pretty (6) 3:17;30:8,21;66:8; 112:5,18 prevent (1) 26:17 primarily (2) 85:16;97:10 primary (21) 18:6;32:6;34:6;39:17; 43:23;73:8,13,14,19; 75:2,19;78:15,17,23,25; 79:2,11;81:12;82:11; 99:7,12 printed (1) 12:17 prior (1) 59:3 private (1) 73:7 probably (10) 8:23;19:15;26:8; 36:22;41:12;57:20; 101:2,4;119:4;122:18 problem (14) 4:19;11:12;17:1;24:6; 26:25;44:9;51:5;60:16; 69:5;85:10,12;89:23; 112:9;113:3 problematic (1) 66:14 problems (2) 70:9;92:3 procedure (1) 46:24 Procedures (3) 43:6;48:5;90:7 process (11) 43:3;60:22,24;61:11; 62:8;63:14;65:10;70:10; 90:6,9;123:23 processing (2) 58:22,23 professional (2) 53:18;56:3 professionals (1) 68:7 prohibited (6) 77:14;91:15,19;94:3, 15;117:9 prohibiting (1) 83:19 prohibition (1)</p>
--	---	--	---	--

117:5 project (2) 60:17;67:10 projects (1) 19:24 Promenade (1) 112:4 properly (2) 28:10;65:22 property (3) 38:8;47:11;102:2 proportioned (1) 77:11 proposing (1) 103:20 protected (2) 86:8,19 proved (1) 11:11 provide (2) 24:23,24 provided (2) 77:14;102:15 provides (1) 67:14 providing (1) 24:16 provision (1) 20:11 public (18) 4:12;9:15;14:24; 16:18;24:17;28:9;31:14; 51:19;52:17;58:11; 69:14,21;70:12,16;71:5, 18;73:7;90:10 published (1) 15:1 Publix (1) 88:17 pulled (1) 61:7 punch (1) 7:11 pure (1) 51:6 purely (1) 20:19 Purina (1) 109:18 purple (1) 68:3 purpose (2) 6:6;23:9 pursuant (2) 14:3;64:17 push (1) 69:25 put (23) 10:23;11:17;12:4,9; 15:22;17:11;35:21; 36:16;43:5;49:11;60:11; 63:7;79:2;82:1;84:16; 85:4;90:9,17;92:23;	93:11;101:11;120:1; 122:24 puts (1) 79:25 putting (6) 35:1;67:12;93:25; 97:7;100:18;121:1 Q qualifi- (1) 5:19 qualification (1) 57:11 qualifications (6) 5:4,6,10;6:11,15; 53:24 qualified (1) 60:18 quality (3) 8:8;23:10;85:3 quick (2) 55:19;69:9 quickly (2) 61:11;122:9 quite (6) 17:12;26:7;67:6;76:2; 88:20;118:15 R raining (1) 110:19 range (2) 36:4;40:24 rather (3) 27:18;37:18;57:17 read (6) 7:3,7;16:24;27:20; 80:7;105:17 readable (1) 80:1 reading (8) 7:4;64:16;77:9,17; 80:2,25;91:8,15 ready (1) 123:1 real (8) 7:7;25:8;32:14;80:20; 86:15;92:17,19,21 reality (1) 120:7 really (36) 6:12;10:12,17;11:3, 20;14:24;15:22;16:2; 21:8;27:4,11,11;28:11, 12,15;30:16,18,20; 36:21;41:7,8,10;45:3,3; 49:17;55:7;57:16,24; 64:25;65:2;67:9;75:5, 20;91:23;92:21;104:16 reason (4) 65:3;67:21;102:16;	118:3 reasonable (5) 36:10,25;50:11;89:7; 108:10 reasonably (1) 50:12 reasoning (1) 50:23 reasons (2) 50:22,25 received (2) 10:11;17:21 receiving (1) 50:16 recent (1) 12:8 receptacles (1) 101:12 recess (1) 72:19 recommendation (5) 10:3,15;47:25;62:2; 66:2 recommendations (1) 51:17 recommended (1) 34:24 recommending (1) 93:2 reconsider (1) 122:6 record (1) 72:19 red (3) 105:2;108:25;109:3 redevelop (1) 26:18 redevelopment (9) 23:14;26:9,11;34:9, 15;35:13;42:1;67:10; 121:20 redone (1) 40:15 redraft (1) 55:21 reduced (1) 33:2 reference (4) 21:18;24:17;28:25; 104:23 referenced (2) 14:23;39:15 references (4) 16:11;20:14,24;79:15 referencing (1) 117:3 referred (1) 20:1 refers (1) 19:23 reflective (1) 116:16 reformat (1)	14:25 reformatted (1) 14:18 regarding (2) 11:10;101:25 regards (1) 40:5 regularly-scheduled (1) 61:18 regulations (2) 26:13,15 reiterates (1) 9:24 related (2) 101:9;123:15 rely (1) 52:24 remaining (1) 39:2 remember (3) 20:9;45:10;80:13 reminds (1) 7:10 remodeled (2) 38:6,21 remodeling (2) 38:4;46:22 renderings (1) 5:15 renovate (3) 31:9;35:8;104:4 renovation (7) 34:9,15;38:5;42:1; 44:20;46:22;47:5 renovations (6) 39:1;44:11,12,13; 46:7,7 repaint (1) 47:2 repainted (1) 111:5 repetition (1) 28:12 reporter (1) 4:14 reports (1) 9:16 request (1) 64:17 requested (1) 103:19 require (10) 33:5;34:11;35:15; 42:3;49:19;54:8;85:25; 97:17;102:3,5 required (12) 30:25;41:18;47:10; 53:18,23;54:20;59:11; 86:1;93:22,25;94:1,23 requirement (6) 42:13;54:6,7;81:8; 86:10;97:13 requirements (10)	18:7;31:10;45:24; 53:13;64:3;79:3;80:25; 96:16;102:5;107:9 requires (2) 38:5;99:8 requiring (3) 28:4;29:20;102:24 reread (1) 104:16 research (3) 24:22;71:21,21 resembles (1) 5:2 resembling (1) 4:23 reserved (2) 17:4;48:9 residence (1) 107:11 resident (6) 53:19,21,21;70:22,22; 71:5 residential (4) 18:12;22:13,14;52:16 residents (7) 5:22;28:9;52:24;53:9, 16;60:14;65:9 resolve (1) 76:14 response (12) 3:25;4:18;9:13;31:18; 33:25;44:8;82:20; 104:19;110:1,3,11;124:4 rest (6) 8:16,24;13:17;75:16; 89:19,20 restoring (1) 47:1 retail (1) 87:19 revamp (1) 96:7 review (54) 5:5,21;6:11,12;14:7; 25:4;27:5,7;36:18,23; 37:4;42:9,24;46:9; 47:18;51:16,16,18;52:2, 18;58:10,11,14;59:7,10; 61:9,10,14;62:9,10,12, 14,21;63:15,24;64:2,16, 19;65:4;66:11,13;67:4, 23;68:9,21;69:20;70:10; 71:23;74:22;89:9,22; 94:12;97:4;119:12 reviewed (2) 14:11;64:8 reviewing (4) 51:7;52:4;59:17;85:2 reviews (4) 22:15;42:22;51:6,25 revision (2) 11:18;14:8 rewrite (1)
---	---	--	---	--

57:20 rewritten (1) 36:19 rezoning (1) 90:8 ribbon (1) 77:13 rid (2) 33:3;92:15 right (91) 4:11;9:9;11:15;19:21; 21:10;22:1;28:21;29:14; 31:16,20,23;32:17,18; 33:14,22;34:16,20; 35:17,25;36:2,2,6;37:22; 38:13,17;40:12;41:18; 43:16;44:25;45:22; 46:17;49:8,8;51:12; 58:20;60:10;63:16; 66:22;67:19;68:24;69:3, 10,11;70:24;71:10; 72:25;75:24;78:6,10; 79:8;81:19,23;84:12; 85:22;87:12;88:13,22; 90:2,5;91:23;94:4,16,21; 95:17,25;96:6,22;97:11; 98:16;99:15,21;101:6; 102:7,21;105:3,13,24; 108:16;109:5,24; 110:22;114:6;115:18, 24;116:12;122:8,13,13, 13;123:2,3 right-hand (1) 112:16 right-of-way (1) 73:7 right-of-way/roadway (1) 74:12 ring (1) 5:18 rise (1) 19:6 rises (1) 111:12 risk (1) 44:14 road (3) 18:4,12;82:2 roadway (1) 73:8 Robert (3) 44:9;56:1;110:5 Robert's (1) 72:17 ROBICHAUX (3) 49:7;50:3,9 roll (3) 3:4;4:1;124:5 rolling (1) 64:1 roof (22) 5:12;19:4,4,12;75:12; 86:25;102:3,4;110:25;	111:1,3,9,20;112:2,6,16, 19,23;113:5,11,20; 114:10 roofing (9) 83:18,19;85:7,8,10; 105:23;106:2,3;111:23 roofing's (1) 85:11 roofs (15) 83:21;87:11;102:1,1, 6,8,15,16;110:6,14,18, 22;111:18;113:14;114:4 rooftop (1) 103:14 room (2) 6:3;82:2 routine (1) 61:25 run (3) 19:7;101:4;121:17 rust (1) 111:6 S safeguard (1) 6:13 safety (1) 30:3 sake (1) 36:21 same (15) 4:19;11:11;12:14; 17:13;26:10;28:15;47:2; 56:13;58:11;81:1;83:7; 99:12,17;113:8;115:1 samples (1) 80:11 Sandra (1) 123:5 sation (2) 9:9,10 satisfied (1) 122:22 save (1) 8:21 saw (2) 12:15;107:10 saying (11) 41:22;49:8;57:17; 59:12;64:23;73:9;78:22; 79:18;102:23;103:12; 109:10 scale (14) 5:15;18:2;25:2;28:12, 13,17,19;29:19,22;30:2; 40:20;41:13,15;67:8 scaping (1) 82:11 scenarios (1) 50:23 schedule (1) 123:12	scheduled (2) 10:19;60:18 scheduling (1) 61:17 scheme (1) 34:22 schemes (2) 105:10,12 screening (1) 87:15 sea (1) 70:5 seamed (1) 111:9 Seaside (1) 22:20 Second (10) 3:22,23;10:14,23; 117:19;123:6,7,8;124:1, 2 secondary (13) 18:8;34:6;43:24; 81:12;96:15,21,24;99:2, 10,13,23;100:15;107:24 section (23) 8:6;17:4;19:25;21:2; 43:8,20;44:25;72:2; 78:18;85:22,23;87:14; 89:6,10;90:14;94:15; 95:5;101:1;104:21; 116:3,3;117:11;121:14 sections (2) 11:23;36:15 section's (1) 119:1 secure (1) 86:19 security (1) 86:15 seeing (3) 44:1;103:5,6 seem (1) 24:4 selection (1) 32:20 send (1) 62:15 sense (4) 44:24;70:11;106:13; 115:23 sent (4) 4:17;84:1,7,20 separate (3) 29:9;33:14;108:1 serve (3) 54:12,22;57:13 serving (1) 61:21 session (13) 13:19;71:15,17; 119:16;120:2,7,11,23; 121:2,15;122:20,20,24 set (6) 35:11;44:24;63:18; 75:20;82:6;123:6 setback (1) 113:21 setbacks (2) 66:25;82:7 setting (2) 58:19;63:17 seven (2) 117:20,25 several (1) 24:4 shade (1) 68:3 shall (25) 5:13;18:19;38:14; 41:1,22,23;58:11;64:18; 74:11;75:4;77:9,10,14, 17,18;78:15,18,23;91:2, 9;93:3;99:2;114:4; 116:7;117:9 share (1) 110:21 shared (1) 33:19 sheet (1) 112:19 shelters (1) 9:3 shopping (11) 9:2,4;28:17;30:12; 33:15;38:11,20;85:22; 87:19;88:11;100:15 short (1) 121:5 shot (1) 95:7 show (2) 32:4;84:2 showed (1) 85:15 showing (1) 5:16 shown (1) 74:12 shows (1) 74:15 shrub (1) 29:20 Shut (2) 118:10,11 side (9) 18:8,9,11;73:6,18; 96:17,23,24;112:16 sides (4) 28:10;34:19;39:16; 64:25 sidewalk (3) 29:23;41:19;82:4 sideways (3) 5:2;6:1;68:18 siding (6) 91:10,10,16,17,18,18	sign (6) 76:18,19;77:4;107:13; 109:17,22 signage (2) 105:15,23 signs (2) 76:25;116:13 similar (2) 9:23;16:20 simpler (2) 61:24;98:12 simply (1) 19:6 simultaneous (1) 37:21 simultaneously (1) 61:10 single (2) 52:5;59:18 site (4) 58:3;65:8;74:13; 121:19 sites (1) 66:6 situation (1) 96:23 situations (1) 14:17 six (5) 63:4;77:20;98:6; 115:9,14 size (1) 81:14 sizes (2) 75:23;77:11 skelter (1) 75:17 skills (1) 55:9 slit (1) 77:12 slope (5) 19:5,6,8,9,11 sloped (1) 110:24 sloping (1) 5:12 slow (4) 69:23,24;70:9;90:12 small (1) 54:15 smaller (2) 27:22;44:2 smart (4) 20:8,10;44:17;93:12 smoked (1) 116:21 smooth- (1) 91:1 Smooth-faced (4) 91:2;93:3;100:10,12 smoothness (1) 30:15
--	--	---	---

soften (1) 29:22	67:24	stiff (1) 5:5	91:3,16;92:2,3,6,11, 12,15,18,20;93:3,95:20, 23;100:11	91:17
some- (1) 37:23	split (1) 53:7	still (15) 4:19;16:5;21:19;35:9; 44:18;46:1;47:13;61:11; 69:9;71:18;94:14;95:5; 105:1;109:3,6	study (2) 56:10,10	systems (1) 32:21
somebody (5) 26:18;57:10,12;80:12; 115:15	spoken (1) 37:16	stinking (1) 120:4	stuff (9) 7:25;26:8;30:11;58:2; 59:24;60:6;72:7;75:23; 85:19	T
Somehow (2) 8:9;106:17	Square (2) 8:17;33:19	stipulates (1) 116:11	style (24) 17:23;22:5,8,11,22; 23:3,5,8,12,17,19,19; 40:6,7,8;52:22;66:10; 67:3;68:16;75:4,6,11,16; 111:15	table (1) 52:6
someone (11) 8:2;15:1;48:23;49:11, 16;53:17;54:8,17,22; 55:5,11	stacked (1) 8:20	stone (5) 4:24;8:11;64:24;91:9, 11	styles (2) 22:13;23:23	Taco (2) 107:11,12
someone's (1) 64:23	staff (4) 63:8,12,22;95:8	stop (1) 119:4	stylistic (1) 90:14	tailored (1) 17:17
someplace (2) 8:1;25:18	staff's (1) 62:25	stopping (2) 118:13,20	subject (6) 24:10;50:2,8;72:23; 78:17;79:11	talk (14) 12:24;13:3;23:25; 28:24;30:2,3;43:4;45:5; 64:16;66:24,25;93:19; 104:23;110:6
sometime (1) 121:5	stakeholders (2) 65:17,17	stops (1) 119:2	subjective (4) 63:10,12,13;68:6	talked (5) 29:15;34:6;72:23; 75:3;92:5
Sometimes (2) 13:13;86:22	standard (8) 9:1;20:18;39:9;46:23; 49:9;77:11;97:14; 114:24	storage (5) 85:22;86:2,13;87:16; 100:14	submission (2) 58:10,13	talking (20) 4:20;9:22;22:8,21; 24:12;28:16;30:15,17; 34:14;48:7;61:13;66:14; 67:10,11,24;68:2,13; 86:25;101:7;103:22
somewhere (1) 103:2	Standards (37) 3:18;4:20;5:9;6:7,23; 7:13;9:18;11:10,22; 14:5,6;19:23;20:1,15,25; 23:9,23;24:4;26:21,22, 23;41:22;43:10;46:2; 55:12;62:18,19;63:17, 18;67:5;73:19;75:20; 83:5;89:17;96:16,21; 122:8	store/shopping (1) 85:24	submitted (2) 64:18;70:23	talks (5) 28:1;30:25;40:19; 45:1;115:6
soon (1) 37:15	Starbuck's (1) 108:15	stores (1) 41:18	subsection (2) 78:18;79:11	Target (3) 88:20;108:25;109:7
sooner (1) 37:18	start (17) 7:4,7;12:22;13:2,10; 14:1;27:17;34:2;44:11; 46:5;68:12;69:21;72:25; 74:4;78:7;90:15;118:17	stories (2) 92:25;102:2	substantial (1) 39:11	techniques (1) 31:1
sorry (10) 56:15,19;75:8;96:9, 18,20;100:8;101:20; 117:12;123:16	starting (1) 27:19	story (1) 61:4	successfully (1) 49:23	tectural (1) 84:25
sort (4) 30:4;40:22;61:19; 111:14	starts (1) 118:14	straight (1) 95:14	such-and-such (1) 40:10	telling (1) 48:22
sounds (1) 6:12	state (2) 4:13;48:5	straightened (1) 15:19	suggest (5) 43:8;57:20;58:15; 118:16;120:6	ten (1) 58:12
South (1) 61:5	stated (1) 48:6	street (5) 18:7;44:23;64:25; 67:1;103:9	suggestion (3) 25:3;55:19;119:4	term (2) 33:8;57:15
space (4) 33:19;78:3;87:17; 88:23	statement (1) 74:1	streetscape (1) 32:24	Superior (1) 50:5	terms (3) 11:13;21:16;22:5
spaced (1) 115:8	status (1) 9:25	streetscapes (1) 29:16	suppose (2) 10:18;20:18	tertiary (3) 18:9,11;73:18
spaces (2) 18:4;78:1	statute (1) 48:5	stretch (2) 28:18;39:23	supposed (2) 7:16;36:19	textured (2) 30:3;113:5
speak (7) 4:12;9:12;13:1;33:11; 53:9;76:21;120:14	steel (2) 95:21;96:12	strict (1) 107:9	sure (22) 4:18;6:13;12:25; 15:23;20:2;22:16;33:6; 34:4;42:25;50:12;51:21, 24;60:13;67:4,16;94:18; 101:14;104:11;109:20; 112:5;119:13;123:11	thanks (1) 123:23
Special (8) 66:7,7;68:11;119:18; 120:1,25;122:16,19	step (5) 9:6;46:10;52:23; 60:22;65:18	stringent (1) 18:7	surfaces (1) 116:9	That'll (3) 11:21;95:2;101:4
specific (7) 22:19;23:3,5,14;38:8; 64:17;91:13	Steve (1) 7:10	strip (3) 8:20,20;77:13	surrounded (1) 77:19	thinking (2) 44:11;105:2
specifically (3) 20:24;30:14;117:1	Steven (1) 33:1	stroke (1) 114:8	Suwanee (2) 39:22;40:9	third (1) 123:6
specifics (1) 28:24	steward (1) 52:25	strong (1) 91:14	swim (1) 60:21	though (4) 12:1;13:23;55:5;61:16
speed's (1) 36:20		strongly (3) 6:22;90:20;94:20	system (1)	thought (5) 24:23;38:10;52:2; 63:14;116:16
spelled (4) 6:19;24:20;62:20;63:4		structural (3) 58:2,2;115:17		thoughts (1) 106:16
spent (1)		structure (1) 91:11		three (19)
		structures (2) 65:11;111:22		
		stucco (14)		

4:14,25;6:2;10:7; 51:15,25;56:21,22,25; 57:1;60:13;64:20,20; 68:18,19;73:14;92:25; 105:16;118:21 three-way (1) 119:17 throughout (1) 89:12 throw (3) 44:1;70:14;107:21 throwing (1) 87:11 thrown (1) 7:25 tie (2) 25:25;95:3 tied (3) 13:8;26:2;27:10 tight (1) 63:18 tighter (1) 63:18 till (1) 117:19 Tilly (1) 113:20 times (4) 17:16;61:19;106:22; 120:20 timing (1) 58:22 tion (2) 4:25;122:10 today (1) 4:17 together (3) 7:25;28:2;35:21 told (2) 34:8;92:5 Tom (2) 7:1,1 tones (1) 36:5 tonight (8) 3:16;10:8;71:10,16; 101:4;118:3;122:12,15 took (3) 9:21;12:19;17:7 top (4) 68:10;103:4;105:7; 113:3 topic (2) 55:20;71:21 topics (1) 120:11 topography (1) 103:19 totally (3) 45:4;92:15;96:6 touches (1) 30:24 tough (6)	16:24,25;26:17;32:24; 59:4;61:25 toward (1) 7:8 towards (4) 17:17;49:25;65:18; 69:19 town (2) 102:21;123:15 towns (1) 8:14 track (1) 8:10 tract (1) 103:23 trademark (1) 106:23 tragic (1) 61:8 train (1) 8:9 training (2) 57:22,23 transom (1) 32:8 transparent (1) 116:19 trash (2) 86:14;101:12 treat- (1) 76:15 treated (1) 28:10 treatment (2) 89:7;117:2 treatments (4) 75:12;89:16;117:3,8 tried (1) 13:15 tries (1) 17:25 trigger (3) 44:22;45:15;46:1 trim (13) 75:11;91:17,18,18; 105:2,18;106:4,14,21; 108:2,3,6,9 Trudy (3) 44:3;93:18;121:7 Trudy's (2) 40:5;92:2 trust (4) 69:15,21;70:12,16 try (11) 9:21;15:16;24:15; 25:25;27:2;35:21;56:21; 72:6;89:25;108:12; 120:24 trying (19) 7:14,19,21;17:24; 22:18;23:16;24:23; 26:18;27:25;32:3;35:23; 41:11;48:13;49:23;	58:23;60:21;63:3;94:5; 101:22 tudor (1) 22:22 tweaked (1) 17:15 twice (2) 58:25;62:2 two (23) 4:25;10:7;14:14,15; 20:7,17;26:18;44:6; 51:15;57:1;61:17;64:20; 70:21;77:12;91:5;97:12; 98:19;99:8,9,11;111:5; 118:21;120:7 tying (1) 26:25 type (15) 11:22;19:3;24:22; 26:4,5,6,8;29:24;58:2; 75:14;76:3;85:18;94:6; 97:8;123:20 types (3) 16:14;84:2,3 typical (1) 8:4 Typically (3) 17:3;22:17;111:12	unless (9) 3:19;22:18;48:17; 74:12;103:18;105:18; 106:7;110:19;114:9 up (50) 13:5;16:4;18:4,16; 19:7;24:9;25:16;27:19; 28:6;30:14;31:25;35:2; 39:9;41:21;46:1;47:11; 50:22;53:3,9;54:12; 55:3;56:9,10;58:14; 59:23;60:6;61:4;68:4; 69:22;70:12;73:14,19; 76:22;78:2;82:1;83:25; 84:1;91:4;92:24;97:14; 99:12;101:23;102:18; 103:2,13,14;109:9; 111:6;118:23;121:13 updated (2) 11:16;17:16 upon (9) 16:16;21:8;37:9;43:5, 5;58:10;77:24;95:1; 101:3 usage (1) 32:22 use (13) 18:25;38:10;45:10; 51:8,21;78:15;87:17; 93:18;103:23;104:23; 105:1,21;106:18 used (10) 6:19;30:11;33:7;85:5; 90:18;91:10;92:6;93:23; 107:18;111:17 uses (3) 23:24;89:24;117:8 using (4) 31:13;32:23;49:14; 88:20	versa (1) 20:17 version (2) 14:10;16:5 versus (2) 18:8;19:5 vert (1) 77:9 vertical (1) 91:16 vertically (1) 77:11 vice (1) 20:16 view (2) 21:16;95:9 village (2) 7:17;17:22 vinyl (2) 91:17,18 visibility (2) 97:5;117:8 visible (6) 18:5,6;27:23;96:25; 99:13;103:18 vision (4) 5:22,23;6:5;68:15 visual (4) 38:9;39:12,21;97:9 volume (1) 51:6 volunteer (3) 50:15;51:24;54:20 volunteers (2) 52:9;58:14 vote (2) 71:16;122:23 voting (1) 5:8	
U			ugly (2) 84:15;112:18 ultra-modern (1) 84:11 Um (1) 100:7 uncomfortable (1) 53:2 under (22) 43:10;44:4;45:25; 48:4,21;50:10;64:20; 75:8;78:14;79:15,16; 80:16;88:5,8;95:5; 109:21;111:13;116:6; 117:16,16;121:18,20 underneath (1) 78:24 understandable (1) 84:3 understands (1) 54:23 Understood (1) 21:1 unfinished (1) 9:17 Unfortunately (1) 10:6 unit (1) 38:21 units (5) 33:20;101:9;102:20; 103:4,15	usage (1) 32:22 use (13) 18:25;38:10;45:10; 51:8,21;78:15;87:17; 93:18;103:23;104:23; 105:1,21;106:18 used (10) 6:19;30:11;33:7;85:5; 90:18;91:10;92:6;93:23; 107:18;111:17 uses (3) 23:24;89:24;117:8 using (4) 31:13;32:23;49:14; 88:20	wait (1) 60:12 waiting (1) 51:13 walk (2) 30:11;41:16 walking (2) 30:5;41:17 walkway (1) 110:24 wall (7) 41:19;63:3;86:6,14; 103:13,13;115:12 Wal-Mart (6) 30:9;87:18,20,21,23; 88:25 wants (3) 41:3;110:5;117:21 Washington (1) 7:20 water (1)
V			vague (4) 4:21;6:9,18;24:7 valid (1) 73:17 validity (1) 120:12 value (1) 120:13 variance (2) 19:4;74:16 variances (1) 59:8 variation (1) 64:17 vehicles (1) 67:2 verbal (1) 37:8 verbiage (1) 36:23	W	

<p>32:22 way (19) 6:3;8:17;10:12;13:3; 19:15;24:10;40:19; 42:11;47:17,22;48:6; 59:9;81:16;82:10;90:16; 98:20;105:17;107:12; 115:23 ways (2) 30:4;118:15 weak (1) 24:5 Web (1) 17:5 week (3) 51:15;123:15,16 weekly (2) 51:7,10 Welcome (2) 3:3;77:7 weren't (1) 11:10 west (1) 33:7 whatever's (1) 39:15 what-ifs (1) 95:11 What's (10) 17:10,10,10;22:19; 49:10;69:15;70:2;93:18; 110:16;111:3 whatsoever (1) 47:1 white (3) 67:25;68:2,3 whole (10) 12:19;35:19;40:16; 44:14;67:13,24;90:6; 99:12;109:17;112:16 wholly (1) 97:3 Who's (6) 4:24;26:18;54:17; 60:11;62:16,22 Whose (1) 6:6 wide (2) 81:21,22 width (2) 77:12;108:7 willing (1) 57:13 window (4) 29:8;75:19;117:3,7 windows (23) 29:7;75:21;76:4,6,15; 77:1,1,9,10,13,13,13,14, 17,18;78:2;116:8,10,12, 21;117:2,7;119:8 wish (1) 10:9 wishing (2)</p>	<p>4:12;9:11 within (9) 19:25;20:15;25:8; 37:23;47:15;50:10;57:7; 63:14;77:25 without (6) 26:12,21;46:16;54:20; 56:11;85:10 wondering (1) 36:16 wood (1) 76:6 words (2) 6:20;90:19 work (24) 10:20;13:18;14:18; 27:18;46:25;52:15; 53:11;54:20;59:21; 66:19;71:15,17;80:16, 19;120:1,7,11,23;121:1, 15,25;122:19,20,24 work- (1) 123:14 workable (1) 26:23 worked (2) 6:17;12:5 working (10) 7:6;11:10;14:4,13; 15:11;16:5;33:1;67:6; 69:6;70:20 works (5) 53:10,10;112:7;118:5; 123:12 workshop (4) 10:5,14,23;16:6 worried (1) 70:1 worth (1) 43:2 worthwhile (1) 61:2 wrap (1) 121:13 write (3) 66:9;108:5;114:1 written (7) 36:12,13;37:2,8,9; 47:23;59:9 wrong (3) 8:9;25:9;60:9 wrote (3) 8:2;114:21,22</p>	<p>Y y'all (17) 11:21;15:17;16:17; 19:16;22:10;25:3;37:11; 55:7;57:9;63:17;66:11; 68:14;71:17;75:1;94:17; 106:12;123:20 y'all's (2) 11:3;85:20 yard (2) 96:17,24 year (1) 10:18 years (8) 17:15;27:15;56:9; 60:15,15;70:6,21;120:21 you-all's (1) 122:11</p> <p>Z Zaxby's (1) 68:18 zoning (17) 20:12;21:3,4,4;23:21; 27:1;42:12,17,23;43:5,6; 48:4,5;49:18;66:19; 89:24;90:5 ZPA (1) 48:22</p>		
	X			
	<p>xeriscape (5) 30:25;31:2;32:19; 33:4,8 xeriscaping (1) 33:6</p>			