

**In The Matter Of:**

*City Council Meeting  
City of Doraville*

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*Before Mayor Ray Jenkins  
July 14, 2008*

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Atlanta, Georgia 30329  
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WWW.ACRGA.COM*

Original File 56269-1.TXT, Pages 2-132 (131)

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CITY COUNCIL MEETING  
CITY OF DORAVILLE  
STATE OF GEORGIA  
\* \* \*

Transcript of the special call meeting held in the City Council Room at Doraville City Hall, 3725 Park Avenue, Doraville, Georgia, Mayor Ray Jenkins presiding, before Theresa Bretch, Certified Court Reporter, commencing at approximately 5:30 p.m. on Monday, July 14, 2008.

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P R O C E E D I N G S

[1] **MAYOR JENKINS:** Meeting come to order.  
[2] This is a special call meeting. We're going to  
[3] have some interviews and then we'll go into a  
[4] special call meeting on a couple of items we  
[5] need to get cleared up.  
[6] Will you call the roll, Rhonda.  
[7] **CLERK BLACKMON:** Councilmember  
[8] Alexander?  
[9] **COUNCILMEMBER ALEXANDER:** Here.  
[10] **CLERK BLACKMON:** Councilmember Bates?  
[11] **COUNCILMEMBER BATES:** Here.  
[12] **CLERK BLACKMON:** Councilmember Fleming?  
[13] **COUNCILMEMBER FLEMING:** Here.  
[14] **CLERK BLACKMON:** Councilmember Pittman?  
[15] **COUNCILMEMBER PITTMAN:** Here.  
[16] **CLERK BLACKMON:** Councilmember Roche?  
[17] **COUNCILMEMBER ROCHE:** Here.  
[18] **CLERK BLACKMON:** Councilmember  
[19] Spangler?  
[20] **COUNCILMEMBER SPANGLER:** Here.  
[21] **MAYOR JENKINS:** All right. This is  
[22] Mrs. Hahn. We've interviewed her before.  
[23] Whoever's first, go ahead.  
[24] **COUNCILMEMBER ALEXANDER:** Welcome bac  
[25] k.

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[1] **APPEARANCES:**  
[2] Doraville City Council:  
[3] Hon. Ray Jenkins, Mayor  
[4] Councilmember Maria Alexander  
[5] Councilmember Brian Bates  
[6] Councilmember Robert Spangler  
[7] Councilmember Donna Pittman  
[8] Councilmember Bob Roche  
[9] Councilmember Pam Fleming  
[10] Murray J. Weed, City Attorney  
[11] Ms. Rhonda Blackmon, City Clerk  
[12]  
[13]  
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[15]  
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[1] Thank you for coming again.  
[2] **MS. HAHN:** Thanks for having me here.  
[3] I appreciate it.  
[4] **COUNCILMEMBER PITTMAN:** I guess given  
[5] the last time you were here, we asked you a lot  
[6] of questions, and I'm just wondering, was there  
[7] anything that just stood out in your mind that  
[8] would be of great concern for City of Doraville?  
[9] **MS. HAHN:** Well, actually, I thought  
[10] the interview was really interesting because it  
[11] did make me think about a lot of things  
[12] including the redevelopment of the GM plant  
[13] property, and it kind of dawned on me after the  
[14] meeting that I've worked on a project involving  
[15] the Ft. McPherson redevelopment, which, you  
[16] know, they've done a huge amount of brain-  
[17] storming, I think. Especially because it was  
[18] tied with the military, there are more stringent  
[19] requirements for coming up with ideas that are  
[20] beneficial to the surrounding community for  
[21] redevelopment. And I thought, "You know, that  
[22] might be a really good source for, you know,  
[23] just brainstorming what possibilities there  
[24] might be."  
[25] But some of the ideas that came up

[1] were, you know, in terms of I think you  
[2] mentioned that it would be desirable to have,  
[3] you know, something that would be a draw, some-  
[4] thing that would help the community with  
[5] economic development and jobs. And you know,  
[6] they had considered, you know, possibly having  
[7] like -- you know, maybe talking with one of the  
[8] universities, see if they'd be interested in  
[9] having, you know, an extension of one of their  
[10] campuses use part of the property.

[11] Also, their medical services may be --  
[12] there might be some interest in redevelopment  
[13] with one of the area hospitals to have, you  
[14] know, some kind of center in that part of town.  
[15] I thought, also with the CDC right down the  
[16] road, you know, it might be interesting,  
[17] although I know it's going to be a lot up to the  
[18] developers and everything. But you know, I  
[19] wondered if Emory might be interested in  
[20] considering, you know, some of the property up  
[21] here because I know that they have -- they had  
[22] some facilities for CDC associated with Emory.

[23] But anyway, I just thought it was  
[24] really interesting. It does sort of get your  
[25] juices flowing in terms of different thoughts.

[1] certainly, and the major interchange with Buford  
[2] Highway. I think accessibility is always a big  
[3] issue. And also, you know, just the tract of  
[4] land. It's unusual to have such a large tract  
[5] in -- you know, not only in Doraville but just  
[6] anywhere in the Atlanta area, have that kind of  
[7] turnover. Property size is pretty significant,  
[8] so I guess it gives you a lot more flexibility.

[9] I know the City of Norcross has been  
[10] somewhat challenged in just trying to piece  
[11] together enough parcels for -- you know, they  
[12] want to get private interest in redevelopment.

[13] So this is just a real rare. In my  
[14] opinion, it seems like it would be a very rare  
[15] opportunity, so --

[16] **COUNCILMEMBER BATES:** We've not had a  
[17] city planner in the past, so this is a new  
[18] position, and the person that we hire, this will  
[19] be a single-person entity for at least the fore-  
[20] seeable future.

[21] With that being said, are you  
[22] comfortable being the -- the planner without  
[23] necessarily some support mechanisms? And if so,  
[24] what resources would you be able to draw on from  
[25] your past to help you deal with problems that

[1] I guess, you know, some of the  
[2] questions that came to my mind were just, you  
[3] know, basically just status of the LCI, where  
[4] you-all are at, what direction you're wanting to  
[5] go with that; if it's a matter of trying to find  
[6] implementation funds or --

[7] I noticed -- I was looking in the comp  
[8] plan and also in the master plan. I noticed  
[9] that there were a number of projects laid out,  
[10] but I didn't know whether you had accomplished  
[11] your goals like for the 2007 projects or whether  
[12] that had been put on hold or -- but that was one  
[13] thing that kind of came to mind; and also what  
[14] the local government, the qualified local  
[15] government status is currently for Doraville.  
[16] Is that up to date or -- I don't know if you  
[17] know the answers to any of these questions or --  
[18] No?

[19] **COUNCILMEMBER PITTMAN:** Given the  
[20] information that you obviously have done a  
[21] little bit of research, what do you think some  
[22] of the factors are that would make GM site so  
[23] appealing to developers?

[24] **MS. HAHN:** Oh. Certainly I think it  
[25] being just the location, close to I-285,

[1] may present themselves that you don't know the  
[2] answer to or may be unable to address?

[3] **MS. HAHN:** Well, I'm certainly  
[4] comfortable, you know, taking that role on. I  
[5] can appreciate that being the first planner, you  
[6] know, there may not be someone established,  
[7] who's senior, working for the City currently.  
[8] But there are so many resources in Atlanta.

[9] I've got a number of contacts. I know  
[10] people with the Atlanta Regional Commission and  
[11] the counties and the State through my work as a  
[12] consultant and then also other consultants who  
[13] specialize in zoning or other facets of planning  
[14] and engineering that, you know, I can call upon.

[15] Of course, you know, if the questions  
[16] are really lengthy and involved, then, you know,  
[17] the City may need to consider, you know, using  
[18] some funding to hire a consultant to do. There  
[19] may be some areas, you know, areas of expertise  
[20] that are needed that are beyond my capabilities,  
[21] obviously. But I think, you know, through my  
[22] consulting experience, I've just gotten to know  
[23] a lot of planners. It's a very small community,  
[24] believe it or not, in Atlanta, and there's --  
[25] like I said, there's a ton of resources.

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[1] I was just talking with the City  
 [2] Mayor's assistant about, you know, the Atlanta  
 [3] Regional Commission has zoning ordinances,  
 [4] example ordinances, that they offer up to the  
 [5] cities to try and help them when they're trying  
 [6] to update their ordinances, you know, for  
 [7] traditional neighborhood development,  
 [8] accentuating those things that the Atlanta  
 [9] Regional Commission likes to see, and that  
 [10] serves as a great source.  
 [11] I just -- you know, those are the kinds  
 [12] of things we can tap into. Obviously, DCA has a  
 [13] number of resources that can be used for that as  
 [14] well.  
 [15] **COUNCILMEMBER PITTMAN:** So what do you  
 [16] foresee the role of city planner within the city  
 [17] structure?  
 [18] **MS. HAHN:** Well, I guess what I know  
 [19] from sort of doing a bit of review of the City's  
 [20] needs is I know that I'm going to be potentially  
 [21] assisting the zoning inspector with administra-  
 [22] tion or enforcement of zoning regulations. I  
 [23] can certainly foresee, you know, based on what  
 [24] I've learned, updating the zoning ordinances for  
 [25] the city and then also, you know,

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[1] Doraville, and, you know, assisting to reach the  
 [2] community's vision, you know, as it's expressed  
 [3] in the comp plan. I don't know. It seems like  
 [4] a great position to be in. I like variety of  
 [5] work, and I think I would enjoy that kind of  
 [6] work.  
 [7] **COUNCILMEMBER BATES:** How do you deal  
 [8] with conflict?  
 [9] **MS. HAHN:** I think I'm learning,  
 [10] certainly. I know I did a great deal of public  
 [11] involvement outreach on the corridor studies,  
 [12] and so it was kind of the first time I've really  
 [13] been exposed to where you're in a, you know,  
 [14] public forum and, you know, there are certain  
 [15] situations where people are -- you know, feel  
 [16] very strongly about their opinions, and  
 [17] sometimes it can -- you know, it seems like  
 [18] conflict anyway. It's not anything that can't  
 [19] be resolved. But I guess that was kind of --  
 [20] work on corridor studies was sort of my first  
 [21] taste of that. And I think I've just learned  
 [22] from other planners, you know.  
 [23] I think initially I was kind of taken  
 [24] aback, and, you know, when you're just starting  
 [25] out, you're just kind of surprised at how, you

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[1] potentially --  
 [2] I don't know if this is exactly what  
 [3] you're getting at, but, you know, potentially  
 [4] writing grants to obtain money for implemen-  
 [5] tation funding, carrying the LCI maybe further,  
 [6] if that's the direction you want to go, for  
 [7] supplemental funding or implementation funding  
 [8] for that. Maybe getting -- you know, applying  
 [9] for Transportation Enhancement grants to get  
 [10] sidewalks or maybe some grants that haven't been  
 [11] tried for, you know, preserving open space or  
 [12] preserving historic areas.  
 [13] I think there's all kinds of oppor-  
 [14] tunities. In fact, one of the things I noticed  
 [15] in one of the plans you-all put out was, you  
 [16] know, accentuating the -- I guess some of the  
 [17] historic character in Doraville. And I was  
 [18] thinking about how, you know, a lot of smaller  
 [19] jurisdictions are starting to use way finding  
 [20] and signage and educational signage to, you  
 [21] know, sort of share that information with the  
 [22] public, and I think those are the kinds of  
 [23] things --  
 [24] I think, you know, there's so many  
 [25] possibilities for supporting, I think,

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[1] know, people sometimes communicate with one  
 [2] another about things they feel passionate about.  
 [3] But I think I've gotten a pretty good amount of  
 [4] experience now in, you know, how to keep  
 [5] communication open with people in certain  
 [6] situations.  
 [7] Like in the case of the corridor  
 [8] studies, towards the very end when we got closer  
 [9] to the recommendations -- and this is very  
 [10] common for people, for planners, is that you get  
 [11] closer and closer to honing down into a specific  
 [12] solution, more and more people appear that may  
 [13] not have been present at the earlier meetings  
 [14] and have the whole picture. So sometimes they  
 [15] require, you know, a little bit more patience  
 [16] and more explanation.  
 [17] And I think the main thing is just to  
 [18] keep a cool head and, you know, think before you  
 [19] speak, definitely. But I think it's probably  
 [20] something I'll be having to learn about, you  
 [21] know, as long as I'm working in planning. I  
 [22] don't -- you know.  
 [23] **COUNCILMEMBER ROCHE:** We don't really  
 [24] have a clear process like if you need a variance  
 [25] if you're a builder, or plans or whatever.

[1] What would you do to resolve that?  
[2] **MS. HAHN:** So you don't -- do you  
[3] currently have like any particular application  
[4] or like how do people generally? You know, they  
[5] come to a City Council meeting and request it  
[6] just verbally or --

[7] **COUNCILMEMBER ROCHE:** Well, that's what  
[8] I'm saying. We kind of sort of have a process,  
[9] but, you know, there's no road map. If I'm a  
[10] builder or if I want to build something that's  
[11] more than just a shed in the back yard, it seems  
[12] like it's --

[13] You know, recently, we actually had  
[14] someone to do exactly what you just said,  
[15] basically showed up at the Council meeting and  
[16] got on the agenda to talk about something that  
[17] they wanted to do, they would require variances  
[18] and everything, before they'd even asked for a  
[19] variance or anything, you know. It was kind of  
[20] like at the end instead of the beginning.

[21] **MS. HAHN:** Well, I guess one of the  
[22] things I could certainly do starting out as  
[23] planner is just to, you know, with your  
[24] guidance, develop like a process for applying  
[25] for variance and approval. And that could be

[1] put in place to make everybody's lives easier.  
[2] **COUNCILMEMBER PITTMAN:** And working  
[3] with a planning commission?

[4] **MS. HAHN:** Pardon me?

[5] **COUNCILMEMBER PITTMAN:** Working with a  
[6] planning commission? I don't recall your answer  
[7] on --

[8] **MS. HAHN:** Oh. Do I --

[9] **COUNCILMEMBER PITTMAN:** -- your  
[10] experience there.

[11] **MS. HAHN:** -- have experience?

[12] **COUNCILMEMBER PITTMAN:** Yes.

[13] **MS. HAHN:** Well, I've worked on many  
[14] projects for metropolitan planning organizations  
[15] in Georgia, and you know, I guess there's -- I  
[16] don't know. My experience has been the terms  
[17] have been used, NPO, NPC, largely the same.

[18] Like I worked on -- I developed a long-  
[19] range transportation plan for Phenix City or --  
[20] I'm sorry -- the Columbus/Phenix City NPO. And  
[21] so you know, it's not -- it's very common for me  
[22] on projects such as that one to be a part of  
[23] regular council meetings and the NPOs, like  
[24] their staff meetings and presenting basically  
[25] the status of any kind of planning that we're

[1] something that could be posted on the web site  
[2] with, you know, some kind of formal application  
[3] and a process, you know, with a schedule  
[4] associated with, you know, the first process is  
[5] to submit this, allow Council or whoever, the  
[6] planning staff or City staff to do some type of  
[7] review; may require submittal of, you know, maps  
[8] or some descriptive information to provide ample  
[9] explanation. But then y'all would have enough  
[10] time to review these things prior to just  
[11] having, you know, someone present it just on the  
[12] fly.

[13] But you know, this is the kind of thing  
[14] I think I've seen, you know, some jurisdictions,  
[15] especially that use their web site, or they're  
[16] also posted -- for people who don't have access  
[17] to the internet, they're posted -- and in this  
[18] case, in Doraville, it's something we could have  
[19] translated very easily and post it in other  
[20] languages if that was needed.

[21] But it could be something, you know, we  
[22] just have a thing right outside of City Hall  
[23] with -- you know, people could pick up a flyer,  
[24] you know, sort of "how to." But I mean there's  
[25] certainly lots of things like that that could be

[1] doing, and getting feedback and incorporating  
[2] that. I definitely do. And I've attended a lot  
[3] of the regional planning meetings for, you know,  
[4] ARC's planning meetings, and, you know, there's  
[5] a certain protocol that they follow very  
[6] carefully. And so I definitely have some  
[7] exposure to that.

[8] **COUNCILMEMBER ALEXANDER:** You don't  
[9] currently have your AICP or is that something  
[10] you're going to pursue?

[11] **MS. HAHN:** That's certainly something  
[12] I'd like to -- I'd like to pursue. I really  
[13] just -- it's one of those things, just making  
[14] the time. You know, my degree was in civil  
[15] engineering, both undergrad and graduate, and a  
[16] lot of the -- for the AICP test, a lot of what's  
[17] covered is unlike the professional engineering  
[18] exam. It's really textbook. It's a lot of  
[19] memorization. And for me, it's a little bit  
[20] more challenging because I just never had any of  
[21] those classes. I took engineering course work.  
[22] So that's why I've kind of put it off, but it's  
[23] something I'd certainly be interested in doing.

[24] **COUNCILMEMBER ALEXANDER:** And are you  
[25] currently a state-certified civil engineer?

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[1] **MS. HAHN:** No. I'm currently an --  
 [2] I've got an EIT, Engineer in Training. It's  
 [3] like the first exam you take prior to getting  
 [4] your PE.  
 [5] **COUNCILMEMBER ALEXANDER:** Is that  
 [6] something that you've thought about pursuing?  
 [7] **MS. HAHN:** Yeah. I've toyed, I've gone  
 [8] back and forth, you know. It's like one or the  
 [9] other. Which would be best for my field? What  
 [10] would be maybe, you know, the easiest to attain  
 [11] in, you know, a reasonable time span? It seems  
 [12] like more and more the AICP might be the best  
 [13] thing to go for because I'm so involved with  
 [14] planning, much more so than classic engineering.  
 [15] **COUNCILMEMBER PITTMAN:** So what do you  
 [16] think that you have to offer that will set you  
 [17] aside from everyone else?  
 [18] **MS. HAHN:** Well, I think -- you know, I  
 [19] was thinking about that, you know. I know in  
 [20] some positions like this, councils and mayors  
 [21] are looking for people with really specific  
 [22] experience for the position, like someone who  
 [23] had worked as a city planner with another juris-  
 [24] diction, and I can appreciate that.  
 [25] And I was thinking about, you know,

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[1] what do I offer in comparison with someone maybe  
 [2] with that more traditional planning background  
 [3] for a municipality. And I know, you know, the  
 [4] projects that I've worked on are all projects  
 [5] that are, you know, being sponsored or  
 [6] implemented on behalf of jurisdictions like  
 [7] yourself. And so I guess although I haven't  
 [8] done the kind of tasks, you know, as a city  
 [9] planner, a lot of the work is the type of work  
 [10] that a jurisdiction would want to see  
 [11] implemented.  
 [12] So I think also as working in the  
 [13] consulting industry, I feel like I can bring to  
 [14] the city some knowledge about, you know, how  
 [15] best to subcontract out the work, how to find  
 [16] the best consulting firm to do it and implement  
 [17] it in a timely fashion under budget, because I  
 [18] guess I understand the process from the  
 [19] consulting side.  
 [20] And then in terms of just, you know, in  
 [21] my field, it's been -- you have to be very  
 [22] energetic as a consultant. It's very scrappy.  
 [23] As an individual consultant, you're responsible  
 [24] for, you know, your own billable hours. And so  
 [25] I think that training has just made me very

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[1] proactive and energetic, and I'm just one of  
 [2] those persons who just -- you know, I sort of  
 [3] just do it, you know. And so I feel like, you  
 [4] know, one of the benefits of bringing me on is  
 [5] just that, you know, I'll be enthusiastic and  
 [6] energetic about the position.  
 [7] And I don't know. I feel like I have a  
 [8] lot to offer with 13 years as, you know, a  
 [9] professional consultant. And also with seven of  
 [10] those in particular in planning and the rest in  
 [11] engineering, I think, having a broad range, I  
 [12] kind of bring a little bit more to the table  
 [13] than maybe someone who's always been a city  
 [14] planner or always been, you know, in a position  
 [15] with a particular jurisdiction or other  
 [16] organization.  
 [17] So I think you have a definite wide  
 [18] variety or broad range of issues that need to be  
 [19] addressed, and I feel like I've got sort of that  
 [20] sort of larger skill set that I could bring in  
 [21] to assist you with that. Hopefully, you think  
 [22] the same.  
 [23] **COUNCILMEMBER FLEMING:** If you were  
 [24] selected as our city planner, what would be the  
 [25] first three things you would want to do?

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[1] **MS. HAHN:** Well, I think the very first  
 [2] thing would probably be to take a good hard look  
 [3] at -- I've already started taking a look at your  
 [4] plans that you have in place, but also the --  
 [5] maybe that might be the first thing is make sure  
 [6] I'm very familiar with, you know, the various  
 [7] plans you have.  
 [8] And then the second would be to read  
 [9] through the ordinances -- the zoning ordinances,  
 [10] rather -- and codes because that's going to be  
 [11] very critical in economic -- you know, moving  
 [12] economic development for the city of Doraville  
 [13] forward. If those have to be updated, then, you  
 [14] know, that's probably one of the first three  
 [15] things I'd probably want to attack.  
 [16] And then the other is just, you know,  
 [17] being -- you know, as I said, working as a  
 [18] consultant all these years, you know, I want to  
 [19] get my hands around how your organization is  
 [20] structured, how you best operate, and also just  
 [21] reaching out and, you know, learning more about  
 [22] the city and talking with members of the  
 [23] community, surveying the community and talking  
 [24] with you-all to get your input.  
 [25] **COUNCILMEMBER BATES:** From your

[1] experience with transportation, how would you go  
[2] about encouraging people to use alternate forms  
[3] especially along the Buford Highway corridor?

[4] **MS. HAHN:** Well, I think there's -- you  
[5] know, certainly Buford Highway corridor is a  
[6] challenging one. I don't know if I would --  
[7] there are certain types of alternate modes that  
[8] I might even be a little bit afraid to use  
[9] myself in certain instances, especially  
[10] bicycles.

[11] But I think that, you know, for  
[12] example, I think -- I forgot now if it's GRETA  
[13] or MARTA, but one of the agencies has a web site  
[14] where you can actually use -- you can route your  
[15] trip, and that would be one tool that I think  
[16] would be very useful, you know, for figuring  
[17] out. Like in my case, I thought, you know, it  
[18] might be very convenient for me to just take the  
[19] MARTA rail in and just walk -- if I were to work  
[20] here, walk to the station. If the MARTA station  
[21] wasn't accessible to me from where I live or as  
[22] close as it is to the City Hall as it is, I'd  
[23] probably want to find out, you know, what bus  
[24] routes I could take. So I think, you know, just  
[25] taking advantage of some of those resources and

[1] and also the plan for the town center here. I  
[2] think that's the direction that most of the  
[3] jurisdictions are trying to go.

[4] This area is certainly more challenged  
[5] with, you know, having major facilities like  
[6] Buford Highway. You know, when you have these  
[7] major corridors that kind of, you know, pose  
[8] somewhat of a barrier to sometimes like east/  
[9] west connectivity or mobility, you know it's  
[10] certainly challenging. But I know for like  
[11] especially the town center, I think transit-  
[12] oriented development will be very key and also,  
[13] you know, just continuing to think about  
[14] connectivity of the MARTA station and expansion  
[15] of this MARTA station to improve the use of  
[16] transit in the community.

[17] So I don't know. That's -- that's  
[18] something I guess that most of us in the  
[19] consulting area are really interested in  
[20] promoting.

[21] I know that you mentioned that there  
[22] were -- you know, in case of the GM plant, you  
[23] know, maybe mixed-use development, for example,  
[24] may not be really the direction that Doraville  
[25] -- you know, they may want to support something

[1] route planning basically would certainly be  
[2] helpful.

[3] And then also I think there's going to  
[4] be a -- you know, there's already been a lot of  
[5] improvements made that a lot of the sort of  
[6] larger community may not be aware of, like the  
[7] sidewalk improvements that have been made within  
[8] this last year or so. And I'd want to, you  
[9] know, educate people about, you know, that those  
[10] improvements exist and that, you know, there's  
[11] going to be ones also that are already in the  
[12] works that are planned as part of the LCI and  
[13] other projects that will make getting around  
[14] Doraville -- and also, you know, cross connec-  
[15] tions -- that will make transport on alternative  
[16] modes a lot, you know, more accessible in the  
[17] future.

[18] **COUNCILMEMBER PITTMAN:** That's kind of  
[19] the question I was going to ask about TOD,  
[20] Transit Oriented Development. What do you think  
[21] that -- how would that work in this city?

[22] **MS. HAHN:** I think it's -- I think it  
[23] would be really critical and I think it'll be  
[24] interesting to see what kind of linkages can be  
[25] made between the redevelopment at the GM plant

[1] more oriented towards -- especially oriented  
[2] towards getting heavy major draw and, you know,  
[3] helping economic development. But you know,  
[4] certainly around the area of the MARTA station,  
[5] mixed-use would be terrific, and I know that  
[6] you-all have very detailed plans already in the  
[7] works that --

[8] I mean I was looking through the comp  
[9] plan and the LCI master plan and I thought  
[10] whoever wrote it did a terrific job. There's  
[11] lots already in place that's already slated for  
[12] Doraville. It's just a matter of kind of  
[13] supporting that and moving it forward, so --

[14] **COUNCILMEMBER PITTMAN:** And I  
[15] apologize. Refresh my memory. Your thoughts on  
[16] high-density projects?

[17] **MS. HAHN:** Well, I think if they can --  
[18] you know, in certain areas, certainly if there  
[19] is support for that. I know that a lot of  
[20] jurisdictions are keen on going to higher  
[21] density. I mean higher density can support --  
[22] better support traditional neighborhood or  
[23] transit-oriented development. On the other  
[24] hand, it needs to be supported from a, you know,  
[25] economic basis. You know, you don't want to

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[1] develop, for example, high rise if it can't --  
[2] aesthetically, it may not be desirable, but also  
[3] it may not be something that really can be  
[4] supported, you know, by the population.  
[5] So I'm definitely -- I know that like  
[6] the community that I live in, they've definitely  
[7] gone in the direction of higher density because,  
[8] you know, especially to help them with revenue.  
[9] But you know, I think there's also something to  
[10] be said for having some open space and having  
[11] some property. You know, there may be  
[12] residential areas where people really don't want  
[13] to go super high density, but I know that there  
[14] -- you know, there's kind of mixed. You know,  
[15] depending on what area you're trying to  
[16] redevelop, redevelopment, you know, people feel  
[17] differently about that, though.  
[18] **COUNCILMEMBER ROCHE:** And I may have  
[19] asked this the last time, but one of the  
[20] concerns that I have is that whatever we do with  
[21] the GM site will not really benefit; it'll turn  
[22] into this like walled-enclosure enclave where  
[23] there's people living there, working there,  
[24] playing there, whatever, and they'll have no  
[25] reason whatsoever to come into Doraville and

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[1] people in Doraville will have --  
[2] How do we make sure that that  
[3] development also benefits the surrounding  
[4] communities and the rest of Doraville?  
[5] **MS. HAHN:** Well, I think I would  
[6] definitely -- I'm sure the City is probably  
[7] already doing this, but I would definitely as  
[8] best you can try and take part in any of the  
[9] meetings that General Motors is having over the  
[10] next several months with developers, and, you  
[11] know, if there's any opportunity for, you know,  
[12] providing input on what their overall plan is, I  
[13] think, in terms of, you know, that ending up  
[14] being some kind of a closed community on its  
[15] own.  
[16] And you know, a lot of it, I think  
[17] there's a lot of opportunity maybe for  
[18] redevelopment of some of these aging commercial  
[19] areas or even with the redevelopment that's  
[20] planned for the town center area that could be  
[21] done with whatever, you know, General Motors  
[22] ends up accepting in terms of bids like from  
[23] developers.  
[24] I guess it remains to be seen with --  
[25] whatever they decide to develop there is

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[1] something that Doraville wants to support and  
[2] lock into or key into, but I think the more  
[3] involved you are in those procedures --  
[4] The difficult thing for me is I know  
[5] like, for example, Ft. McPherson redevelopment,  
[6] because there's a requirement that an authority  
[7] to be set up to consider all the community  
[8] needs, you know, that was necessary. In the  
[9] case of General Motors and the developers, they  
[10] probably have an interest in taking into  
[11] consideration what Doraville wants, especially  
[12] from, you know, a sort of PR perspective, you  
[13] know, an image perspective.  
[14] But I guess, you know, I don't know  
[15] whether they have any like mandates or  
[16] requirements that require them to really take,  
[17] you know, as much into account what Doraville's  
[18] needs and desires are with regard to that  
[19] property. So I would just say the more  
[20] coordination y'all can do with the developers  
[21] or, you know, whoever takes that on, I think the  
[22] better, because --  
[23] **COUNCILMEMBER ROCHE:** Well, I mean we  
[24] do have zoning that's already --  
[25] **MS. HAHN:** Pardon me?

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[1] **COUNCILMEMBER ROCHE:** We do have zoning  
[2] that's already --  
[3] **MS. HAHN:** Yeah, yeah.  
[4] **COUNCILMEMBER ROCHE:** We could zone it  
[5] for water parks --  
[6] **MS. HAHN:** No, that's true.  
[7] **COUNCILMEMBER ROCHE:** -- if we wanted  
[8] to. Not that we're con- --  
[9] **MS. HAHN:** I mean I think, you know,  
[10] there's like, you know, certainly -- I mean a  
[11] lot of it just is really dependent on what they  
[12] put -- how it is developed.  
[13] But I mean just continuing to -- you  
[14] know, you've got the sidewalks now. I think,  
[15] for example, adding amenities for pedestrians,  
[16] and also cyclists having bike lanes, and at bus  
[17] stops having decent shelters and the kinds of  
[18] things that will make it, you know, more  
[19] palatable for people to be able to get to and  
[20] from by foot to whatever is developed there is  
[21] definitely important.  
[22] **COUNCILMEMBER PITTMAN:** I'm really in  
[23] favor of Smart Growth. What do you think is a  
[24] good way to implement that into the city of  
[25] Doraville?

[1] **MS. HAHN:** Well, I think -- I agree  
 [2] with you. I think what you have slated through  
 [3] the LCI seems like it's potentially very  
 [4] supportive of that. And you know, certainly  
 [5] considering, you know, all the needs, like let's  
 [6] say if you do mixed-use development around the  
 [7] MARTA station and certainly want to consider how  
 [8] the community in that area -- how their needs  
 [9] will be met. You know, is there adequate  
 [10] shopping? is there adequate parking? is there  
 [11] adequate green space? are there schools within  
 [12] walking distance perhaps? And any of the  
 [13] planning ventures that you take in the future,  
 [14] just, you know, taking those things to account  
 [15] to minimize the amount of travel that someone  
 [16] would have to do to go around the -- you know,  
 [17] through the process of their daily life. So I  
 [18] think that's something that I can see that as  
 [19] being here.

[20] Again, when I come back to Buford  
 [21] Highway, I know what the challenges are. I  
 [22] think, you know, through the zoning ordinances  
 [23] and maybe through access management and some  
 [24] other plans, you can start sort of getting those  
 [25] developments along the corridor going in the

[1] some later date, if you end up an extending an  
 [2] offer, then we'll have an opportunity to talk  
 [3] about some of the other details of the position.  
 [4] Okay. Terrific.  
 [5] **COUNCILMEMBER FLEMING:** Thank you very  
 [6] much.  
 [7] **COUNCILMEMBER PITTMAN:** Thank you.  
 [8] **MS. HAHN:** Well, thank you.  
 [9] **COUNCILMEMBER FLEMING:** We really  
 [10] appreciate it.  
 [11] **MS. HAHN:** I appreciate you having me  
 [12] in. Thanks again.

[13] - - -

[14] **MAYOR JENKINS:** Mrs. Caldwell. We've  
 [15] interviewed her one time already. Mrs. Carla  
 [16] Caldwell.  
 [17] **COUNCILMEMBER BATES:** Welcome back.  
 [18] **MS. CALDWELL:** Well, thank you. Good  
 [19] to be back. Hello, good evening.  
 [20] **COUNCILMEMBER PITTMAN:** Well, we  
 [21] appreciate you coming back out and giving time  
 [22] to I guess have some follow-up on some of the  
 [23] questions we asked.  
 [24] One of them was General Motors, I  
 [25] believe. And I guess what are your ideas on

[1] same direction. But that's a little bit more  
 [2] challenging. That's --

[3] **MAYOR JENKINS:** I believe you -- did  
 [4] you give us your salary range?

[5] **MS. HAHN:** Well, you know, as I  
 [6] mentioned, I don't really have a set range.  
 [7] Where I worked previously, I was -- when I left,  
 [8] I was making -- my salary was approximately  
 [9] 83,000, a little bit over 83,000 a year. As I  
 [10] mentioned, I am flexible and would be open to,  
 [11] you know, talking with you about salary  
 [12] depending on what you are capable of.

[13] You know, certainly the closer I can  
 [14] get to that, the better, only because I've  
 [15] gotten accustomed to living on that and have a  
 [16] house payment and so forth. But I don't really  
 [17] have, you know, a set range in mind. I just --

[18] **MAYOR JENKINS:** Anybody else?  
 [19] Thank you.

[20] **MS. HAHN:** Would you mind if I ask a  
 [21] quick question? Do you know when you'll be  
 [22] making final decision on this position?

[23] **MAYOR JENKINS:** Probably the end of the  
 [24] week, I would say, just guessing.

[25] **MS. HAHN:** All right. And I guess at

[1] some ways that we could redevelop that or --  
 [2] **MS. CALDWELL:** Well, I was curious to  
 [3] know if they were -- if currently you guys were  
 [4] entertaining any type of developers that have a  
 [5] special interest of the property. Is it leaning  
 [6] more towards residential or commercial use or is  
 [7] it leaning towards the mixed-use development?  
 [8] Those are all options that could be explored  
 [9] with regards to transitioning the GM plant.

[10] That's what I would think would be the  
 [11] first -- the first thing I would look at is  
 [12] doing something mixed-use first as opposed to  
 [13] trying to pigeonhole into commercial or  
 [14] residential.

[15] **COUNCILMEMBER BATES:** This position is  
 [16] a new position for us. We don't currently have  
 [17] a city planner; we don't have a planning staff.  
 [18] So as the -- if you were to be selected, you  
 [19] would be it.

[20] As the person who is "it," what  
 [21] resources would you have to draw on should a  
 [22] situation arise that you don't know the answer  
 [23] or are unable to address the situation?

[24] **MS. CALDWELL:** In general, some of the  
 [25] resources that I would need of course would be

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[1] GIS. I need good access to GIS. I need someone  
 [2] to -- a programmer possibly to come in and set  
 [3] that up. That would be one of the first things  
 [4] I would need to see what the current zoning is  
 [5] and to get a visual aid and seeing how, you  
 [6] know, essentially the city is currently zoned.  
 [7] So I think the zoning -- I believe we  
 [8] discussed this last time -- the zoning is where  
 [9] your power is. It's where you are able to  
 [10] control the development and the growth of your  
 [11] city. So that would be the first thing I would  
 [12] look at in regards to, you know, taking that  
 [13] first step.  
 [14] After that, my next approach probably  
 [15] would be to kind of go back through some of the  
 [16] minutes and see what some of the hopes and  
 [17] expectations are for the city of Doraville with  
 [18] regards to development as it comes.  
 [19] I could also tap into some of the  
 [20] resources by using the local chapter of the  
 [21] planning association, the national chapter of  
 [22] the planning association. There are several  
 [23] workshops that are also held within the state of  
 [24] Georgia that are pretty cost effective that  
 [25] could be attended. also some of the planning

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[1] resources available through Georgia State  
 [2] University.  
 [3] **COUNCILMEMBER BATES:** Do you have any  
 [4] contacts or associations with Atlanta Regional  
 [5] Commission?  
 [6] **MS. CALDWELL:** I do not have any  
 [7] personal contacts with the Atlanta Regional  
 [8] Commission, but they are -- they're pretty much  
 [9] an organization that wants to be involved in  
 [10] every aspect of the growth of Atlanta and the  
 [11] surrounding areas. So their willingness to  
 [12] participate with the cities, provided they have  
 [13] a strong link or liaison, is there. And I would  
 [14] feel comfortable extending that branch and  
 [15] working with the Atlanta Commission on behalf of  
 [16] Doraville.  
 [17] **COUNCILMEMBER ALEXANDER:** I did notice  
 [18] you currently -- AICP, or it that something  
 [19] you're wanting to pursue?  
 [20] **MS. CALDWELL:** Yes, I would like to  
 [21] pursue the AICP. At this time, I do not meet  
 [22] the qualifications. My masters degree in public  
 [23] administration does not translate into a  
 [24] planning degree, so that's the major  
 [25] consideration.

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[1] **COUNCILMEMBER ALEXANDER:** So you'd have  
 [2] to have further education prior to taking the  
 [3] exams?  
 [4] **MS. CALDWELL:** Yes.  
 [5] **COUNCILMEMBER PITTMAN:** What do you  
 [6] feel the main role of a city planner to be?  
 [7] **MS. CALDWELL:** I think the main role of  
 [8] the city planner is implementation, not  
 [9] necessarily the decisionmaking part of it, but  
 [10] it's an -- you guys create and provide a vision  
 [11] for the city. It's my job to come up with ways  
 [12] within the enabling -- the planning-enabling  
 [13] legislation to bring those to pass, to make sure  
 [14] that the heartbeat of the city is not lost or  
 [15] that the intent of the city isn't lost, you  
 [16] know, because sometimes a lot of cities can get  
 [17] -- how do you say it? -- branded into something  
 [18] that they're not -- that that's not their  
 [19] interest, that's not their main objective. And  
 [20] we want to make sure that Doraville is doing the  
 [21] best that it can do and that it doesn't try to,  
 [22] you know, get out of its lane necessarily and  
 [23] pursue something that's not going to flourish  
 [24] here or that won't be productive.  
 [25] **COUNCILMEMBER BATES:** How do you handle

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[1] conflict?  
 [2] **MS. CALDWELL:** Well, that's one of my -  
 [3] - I think it's one of my strong suits.  
 [4] There's always going to be conflict.  
 [5] You can't please everyone. I've learned that  
 [6] over the years of course.  
 [7] One of my main goals is to wait till  
 [8] the emotion passes, as a person. You know, as a  
 [9] personal note, sometimes you can get so enraged  
 [10] and so upset that sometimes you need that five/  
 [11] ten minutes you need to step away from the  
 [12] situation and then come back and revisit it,  
 [13] particularly when you're dealing with  
 [14] developers.  
 [15] When I deal with developers, sometimes  
 [16] they'll come in and they're very irate, they're  
 [17] very upset, they're very loud. A lot of times,  
 [18] people just want to be listened to whether it be  
 [19] a constituent or a developer. So if you can  
 [20] just say, you know, "Do we have a moment? Let  
 [21] me go to the conference room." You sit them in  
 [22] the conference room, go to your office, then  
 [23] grab the ordinance. That's a cool-down moment  
 [24] for them to, you know, collect themselves and  
 [25] for you to collect yourself. So that's one of

[1] the ways that I deal with conflict.

[2] **COUNCILMEMBER PITTMAN:** So what do you

[3] think that you have to offer that would set you

[4] aside from the other applicants?

[5] **MS. CALDWELL:** Well, one, I'm ready to

[6] hit the ground running. I have a lot of energy;

[7] I'm ready to use it.

[8] Two, I'm not afraid to ask for help in

[9] regards to finding the right answer. I think

[10] research is very important; looking at other

[11] cities and seeing how they accomplish the

[12] challenges of losing a major employer like GM,

[13] seeing how they pull through it. I think the

[14] research is going to the most important part to

[15] the success of Doraville during this

[16] transitioning stage, and I think that that is a

[17] definite strong suit for me.

[18] Friends who have worked in -- who work

[19] currently -- are employed in planning, I could

[20] tap into those resources also. And then of

[21] course there's always the Commissioner, the

[22] Mayor. All of you provide insight and wisdom,

[23] and I think that that's a valuable tool. And

[24] I'm sure that the constituents and the residents

[25] will be giving me ideas on a regular basis to

[1] of the times, getting current occupants that are

[2] residential or commercial to voluntarily change,

[3] historically it just is not a strong way to go,

[4] volunteerism. I think that the ordinance has to

[5] actually reflect that.

[6] The ordinance should promote walkable,

[7] sustainable communities to enhance transpor-

[8] tation. Sidewalks, those are going to be needed

[9] because we have the MARTA station here.

[10] However, you know, can you get to everything via

[11] sidewalk? Do we have bike lanes?

[12] In order to do that for existing

[13] residential and commercial developments, I think

[14] that that's going to be the hard part, but you

[15] could put something in place for the coming

[16] developments, and that would simply -- that

[17] would accomplish it. And then it could be

[18] retroactive or you can give a timeline in which

[19] the other -- the current developers have time to

[20] catch up with it.

[21] **COUNCILMEMBER PITTMAN:** And that brings

[22] me to I'm in favor of Smart Growth. How do you

[23] feel about that being implemented into the city?

[24] **MS. CALDWELL:** Smart Growth I think is

[25] very important. Again, retroactively, I think

[1] help me with that.

[2] **COUNCILMEMBER PITTMAN:** Correct me if

[3] I'm wrong. Do you live in Augusta?

[4] **MS. CALDWELL:** I do reside in Augusta.

[5] **COUNCILMEMBER PITTMAN:** Do you find

[6] that to be a challenge if you were to be asked

[7] to take the position?

[8] **MS. CALDWELL:** No, I don't find it as a

[9] challenge. I lived in Atlanta for four years,

[10] from 2000 to 2004, so I'm familiar with the

[11] area. I actually did an internship in Dekalb

[12] County in which Doraville exposed me to my first

[13] planning and zoning issue. That was back in

[14] 1999. So I'm familiar with the cost of living

[15] in the area, and relocation is not a problem for

[16] me.

[17] **MAYOR JENKINS:** You would relocate?

[18] **MS. CALDWELL:** Yes, sir, I would. And

[19] I have family and friends.

[20] **COUNCILMEMBER BATES:** From a planning

[21] perspective, what steps can we take as a city to

[22] encourage alternate modes of transportation?

[23] **MS. CALDWELL:** Alternative modes of

[24] transportation being encouraged in Doraville

[25] would require a review of the ordinances. A lot

[1] it's hard to implement, but I think it can be

[2] done.

[3] When you get involved with any type of

[4] renovations, the county ordinance could include

[5] renovations and any type of renovation to

[6] exceed, say, example, 50 percent of the current

[7] value would require that you apply some Smart

[8] Growth principles. I think that would be a way

[9] to do it retroactively, but if you put it in the

[10] ordinance right now and pass an amendment or an

[11] ordinance that addressed it for new or up-and-

[12] coming businesses and residences, it could

[13] definitely be accomplished in Doraville.

[14] **COUNCILMEMBER ROCHE:** And how about the

[15] I think it's -- I never figure it out.

[16] **COUNCILMEMBER ROCHE:** Leadership in

[17] Environmental and Energy Design or maybe it was

[18] in Energy and Environmental Design.

[19] **MS. CALDWELL:** LE --

[20] **COUNCILMEMBER ROCHE:** LEED.

[21] **MS. CALDWELL:** Yeah.

[22] It -- to me, it ties in a lot with

[23] Smart Growth. It's hard for me to make the

[24] distinction between the two. When you design a

[25] -- when you do any type of design or development

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[1] and you're thinking about the environment,  
 [2] you're thinking about low-impact development,  
 [3] all of that, it's all -- it's a building block  
 [4] or it's a fundamental in the process.  
 [5] But I think that L-E-E-D -- I'm sorry,  
 [6] I think I'm going to get the acronym wrong -- I  
 [7] think it can be accomplished here as long as  
 [8] it's in line with the Smart Growth principles.  
 [9] I don't see a way to separate the two  
 [10] necessarily.  
 [11] **COUNCILMEMBER PITTMAN:** And I  
 [12] apologize. I'm sure that we asked you this or I  
 [13] asked you this before. But what do you feel  
 [14] that the cornerstones of a good planning policy  
 [15] would be?  
 [16] **MS. CALDWELL:** One, your zoning.  
 [17] Zoning comes first. Your zoning lets you decide  
 [18] what your city looks like. It helps you control  
 [19] the growth, direct the growth. It helps you  
 [20] bring your vision to pass. So you want a strong  
 [21] zoning ordinance. I think that's one of the  
 [22] pillars of a strong planning policy.  
 [23] Aside from your zoning, you also have  
 [24] to keep your comprehensive plan up to date. You  
 [25] need to look and see how other communities of

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[1] similar size are actually making the  
 [2] adjustments.  
 [3] Education is also key. Educating those  
 [4] who work with you as far as a planner, your  
 [5] inspectors and the commission, actually having  
 [6] some type of training sessions to keep you  
 [7] abreast of the changes that are going on.  
 [8] **COUNCILMEMBER FLEMING:** If we selected  
 [9] you as our city planner, what would be the first  
 [10] three things that you would do?  
 [11] **MS. CALDWELL:** I would spend some time  
 [12] reviewing the current ordinance, the comprehen-  
 [13] sive plan. I think those are the key. And  
 [14] looking over the city's charter, again. Because  
 [15] one of the ways -- I think the most important  
 [16] thing before you can go forward, you got to see  
 [17] where you are, you got to see what's allowable,  
 [18] what's permissible actually, and then you can  
 [19] move forward from there.  
 [20] Upon reviewing those, I think I would  
 [21] make some recommendations, provided you guys  
 [22] didn't have an agenda set for me already when I  
 [23] started. I would make some suggestions in  
 [24] regards to that, because, at this point, from  
 [25] what I've seen, I see where the zoning ordinance

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[1] could use some strengthening.  
 [2] **COUNCILMEMBER FLEMING:** Thank you.  
 [3] **COUNCILMEMBER PITTMAN:** Are you in  
 [4] favor of high-density projects?  
 [5] **MS. CALDWELL:** I am in favor of high-  
 [6] density projects provided the ordinance -- and I  
 [7] believe that the ordinance is the strength, you  
 [8] know, of the city.  
 [9] High-density projects, just not too  
 [10] many. You have to do them incrementally and  
 [11] they need to be located in an area that's, you  
 [12] know, ideal for that. For instance, close  
 [13] proximity to the MARTA station for high-density,  
 [14] things of that nature.  
 [15] High-density, I think it can be a  
 [16] trouble prob- -- it can also be a trouble area  
 [17] if you do too much of it. You just want to make  
 [18] sure we have grass on it. We don't want to turn  
 [19] into a high-density city, I don't think, because  
 [20] there are some drawbacks to high-density also,  
 [21] especially when you get into things like income  
 [22] levels. Any time you get 23 percent of a high-  
 [23] density project that's over -- that makes less  
 [24] than \$50,000 a year, you tend to have a decline  
 [25] in your property values, and those are things

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[1] you want to look at. Renting. When you get  
 [2] high-density, you get more renters as opposed to  
 [3] property owners. There are side effects that  
 [4] you want to be careful of, so you don't want to  
 [5] do too much high density, in my opinion.  
 [6] **COUNCILMEMBER BATES:** We've got an  
 [7] annexation bill that's coming up for vote in  
 [8] November. If that comes through, we're going to  
 [9] increase our city size by a significant  
 [10] percentage.  
 [11] What will be some steps that we would  
 [12] need to take to appropriately incorporate the  
 [13] new annexed areas into the city and make them  
 [14] aware of the zoning and encourage good develop-  
 [15] ment in those areas?  
 [16] **MS. CALDWELL:** The area -- I'm going to  
 [17] ask you a question.  
 [18] **COUNCILMEMBER BATES:** Sure.  
 [19] **MS. CALDWELL:** The area to be annexed,  
 [20] is there a current -- what's the current use for  
 [21] that area or is there a predominant use, mostly  
 [22] industrial or --  
 [23] **COUNCILMEMBER BATES:** It's varied, from  
 [24] residential to industrial.  
 [25] **MS. CALDWELL:** It varies from

[1] residential to industrial.

[2] **COUNCILMEMBER BATES:** With some

[3] commercial in the area as well.

[4] **MS. CALDWELL:** Well, seeing that it's

[5] coming up in November, how many times does it

[6] have to appear before you before it can be

[7] annexed, completely annexed into the --

[8] **COUNCILMEMBER BATES:** It's a vote by

[9] the residents in the annexed areas.

[10] **MS. CALDWELL:** Oh. So it's not a -- it

[11] doesn't require three visits or anything of that

[12] nature from you guys.

[13] I don't see how there would be enough

[14] time to actually put something in place

[15] considering the annexation application has

[16] already been received.

[17] But I do think that, again, once you

[18] start going in the -- each commissioner for each

[19] district can look at the area and see how that

[20] -- how that particular area should be zoned.

[21] Advising them of the changes that would

[22] be necessary, I think that could be accomplished

[23] through letters to landowners. That's -- I have

[24] done that on several occasions. When we have

[25] taken over 300 acres and rezoned it, we had to

[1] expectations from us?

[2] **MS. CALDWELL:** Well, I would think that

[3] I would be able to call you, ask you questions

[4] about the history of the land use, questions

[5] about some of the developers, some of the

[6] intended developers. Just open communication I

[7] think would be key; the availability -- the

[8] ability to call you. I know you're not going to

[9] be able to answer every phone call, but e-mail,

[10] phone calls, I think that would be the most

[11] tremendous -- that would be a tremendous help to

[12] me in getting started and going forward with the

[13] city of Doraville's vision.

[14] **MAYOR JENKINS:** Anybody else?

[15] I believe you have gave us a salary

[16] range.

[17] **MS. CALDWELL:** Yes.

[18] **MAYOR JENKINS:** I think that was fifty

[19] to fifty-five.

[20] **MS. CALDWELL:** Yes, sir.

[21] **COUNCILMEMBER FLEMING:** Did we ask

[22] about grants last time? Did we ask about

[23] grants? Have you ever written any grants?

[24] **MS. CALDWELL:** I have not written any

[25] grants but I have provided the statistical data

[1] -- it's a lengthy, very tiresome process but it

[2] has to be done. But we actually sent letters to

[3] all of the property owners to let them know that

[4] the zoning was going to change and how it was

[5] going to change. We also had public meetings in

[6] which the planning staff was there to answer

[7] questions about what the zoning would permit and

[8] what would be prohibited, and I think that would

[9] accomplish essentially the annex- -- answer the

[10] annexation question.

[11] **COUNCILMEMBER PITTMAN:** And your

[12] thoughts on working with the Planning

[13] Commission?

[14] **MS. CALDWELL:** Well, I have worked with

[15] planning commissions for two and a half years.

[16] I know that there are special projects that'll

[17] come up. I know that there's information,

[18] ad hoc information and reports that are

[19] sometimes needed, so I believe in being very

[20] flexible in regards to that. If the chairman or

[21] the Mayor has a certain agenda or a certain

[22] particular way of doing anything, as long as

[23] that gets communicated to me, I'm confident that

[24] I'll be able to accomplish it.

[25] **COUNCILMEMBER PITTMAN:** And your

[1] that was used to acquire grants from the South

[2] Carolina Department of Transportation and the

[3] Federal government in order to fund a

[4] construction engineering program at a technical

[5] college in South Carolina.

[6] **COUNCILMEMBER PITTMAN:** And if you came

[7] across something you just absolutely did not

[8] know, would you feel comfortable with going

[9] outside of your room and getting the correct

[10] answers and --

[11] **MS. CALDWELL:** Yes.

[12] One of my -- it's a pet peeve,

[13] personally, too. I don't like when people say

[14] to you, "Uhhhh." But I'd rather do the running

[15] before I send someone else to do it. When a

[16] task is given to me, I like to see it to

[17] completion. I'm not -- I do not have any

[18] problem asking for assistance or going and

[19] delving and discovering how an answer can be

[20] achieved or finding out a process in which we

[21] can achieve the ultimate goal. I'm very

[22] comfortable.

[23] **COUNCILMEMBER ROCHE:** We could be

[24] looking at as much as half a billion dollars'

[25] worth of development in Doraville over the next

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[1] five or six years. I mean that's pretty --  
 [2] What's the biggest project you've had  
 [3] responsibility for or planned it from a planning  
 [4] standpoint or from a --  
 [5] **MS. CALDWELL:** The largest project that  
 [6] I have worked on for planning purposes, we had a  
 [7] develop-- a national developer, Fine Deering,  
 [8] out of Houston, Texas, develop two projects in  
 [9] Akin, South Carolina. Both of them were mixed-  
 [10] unit developments. One total buildout for  
 [11] residential was 3500, the other one was 5500.  
 [12] Then there was over 800,000 square feet  
 [13] of commercial space. Included in that was a Y  
 [14] and a school. Of course the school was handled  
 [15] by the state part, but all of the zoning and  
 [16] things of that, that came through my desk and my  
 [17] office.  
 [18] Aside from that, all of the residential  
 [19] portion of it, from meeting with the engineers,  
 [20] ultimately, the builders, too -- they wanted to  
 [21] meet -- construction, road design, roundabouts,  
 [22] everything came through me. I reviewed the  
 [23] plans personally and gave a planner's written  
 [24] commentary on it based on the ordinance and made  
 [25] suggestions on that.

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[1] I also relied heavily on my engi- --  
 [2] the county engineer to review the plans. Plans  
 [3] review is going to be very, very important for  
 [4] the new development, and outlining a plan review  
 [5] process would be optimal in order to make sure  
 [6] that we got quality development, and an engineer  
 [7] would need to review those plans as well as a  
 [8] planner.  
 [9] **COUNCILMEMBER ROCHE:** But as far as  
 [10] actually working with the developers themselves,  
 [11] sitting across the table from the developers and  
 [12] hammering out what's good, what's not good --  
 [13] **MS. CALDWELL:** Right.  
 [14] **COUNCILMEMBER ROCHE:** -- et cetera.  
 [15] **MS. CALDWELL:** Because there are  
 [16] instances where you have to make some  
 [17] compromises, and that's where the variances  
 [18] coming in, making recommendations in regards to  
 [19] variances. I have sat down with the developer.  
 [20] In this instance, for these two large mixed-unit  
 [21] developments, we had the major financial backer  
 [22] which is the developer out of Houston, Texas,  
 [23] and then we had their local representatives and  
 [24] then we had the builder. So I was meeting with  
 [25] all three parties at the same time and then on

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[1] separate occasions. So I had three people, you  
 [2] know, giving me input on a regular basis as to  
 [3] how the project should be going.  
 [4] So as far as sitting around the table  
 [5] going through plans, making recommendations for  
 [6] changes or improvements and also finding ways in  
 [7] which I thought that the city could actually aid  
 [8] them, because we want development. We really  
 [9] do. We encourage development. So you never  
 [10] want to come across as not wanting development.  
 [11] You just want to make sure it's a development  
 [12] that you can stand beside and that is  
 [13] sustainable.  
 [14] **COUNCILMEMBER ROCHE:** But were you part  
 [15] of a staff then? Did you report to a senior  
 [16] planner or --  
 [17] **MS. CALDWELL:** Yes, I did. I did  
 [18] report to a more senior planner. I had a  
 [19] development official and then we had a director  
 [20] also.  
 [21] **COUNCILMEMBER ROCHE:** Okay.  
 [22] **MS. CALDWELL:** But in regards to that,  
 [23] they tend not to come to the meetings. They get  
 [24] involved when there's a problem. And in  
 [25] general, because there's a certain -- the amount

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[1] of communication that is required to get a  
 [2] project of that magnitude up -- I'm talking to  
 [3] these individuals three or four times a day --  
 [4] there's no way the director could possibly have  
 [5] that much time or give that much time to that,  
 [6] and that's why the planner usually takes care of  
 [7] that aspect.  
 [8] **COUNCILMEMBER ROCHE:** I see. Thank  
 [9] you.  
 [10] **COUNCILMEMBER PITTMAN:** So given that,  
 [11] do you feel comfortable in the role of being the  
 [12] senior planner answering all the questions? Do  
 [13] you feel comfortable in doing something like  
 [14] that?  
 [15] **MS. CALDWELL:** I do feel comfortable in  
 [16] doing that. The main reason is because I think  
 [17] it's about communication.  
 [18] As long as you can communicate  
 [19] effectively, verbally and on paper, I think that  
 [20] is the main goal of accomplishing a task, as  
 [21] long as we have communication open, and then  
 [22] there's a logical process that can be followed  
 [23] that there's some level of transparency in that  
 [24] process, and it can also be repeated. You know,  
 [25] I think that will allow me to succeed as a

[1] senior planner.  
 [2] **COUNCILMEMBER ROCHE:** Have you ever  
 [3] built that process?  
 [4] **MS. CALDWELL:** I have improved on the  
 [5] process. I -- we actually again -- I know that  
 [6] I brought this up last time -- we had our  
 [7] consultant. We had to go in and revamp some  
 [8] things that the consultant did. One of his  
 [9] sections was the commercial and subdivisions  
 [10] regulations process, and that was my area, and I  
 [11] handled that particular section.  
 [12] Also in regards to the comprehensive  
 [13] plan, I did have to look into that, refining the  
 [14] process.  
 [15] **COUNCILMEMBER PITTMAN:** And in 10 years  
 [16] from now, you'd like to find yourself where?  
 [17] **MS. CALDWELL:** I would like to be a  
 [18] city administrator in 10 years.  
 [19] **MAYOR JENKINS:** Anybody else?  
 [20] **COUNCILMEMBER ALEXANDER:** No, sir.  
 [21] **COUNCILMEMBER BATES:** No, sir.  
 [22] **MAYOR JENKINS:** All right. Well, thank  
 [23] you.  
 [24] **COUNCILMEMBER ROCHE:** Thank you for  
 [25] making the drive.

[1] proposed revisions that we have not adopted.  
 [2] **MS. CALDWELL:** Okay.  
 [3] **COUNCILMEMBER FLEMING:** And we are on  
 [4] the 2006; is that correct?  
 [5] **COUNCILMEMBER ALEXANDER:** Yes.  
 [6] **COUNCILMEMBER FLEMING:** 2006.  
 [7] **MS. CALDWELL:** And do you currently  
 [8] have a GIS programmer or --  
 [9] **MAYOR JENKINS:** No.  
 [10] **COUNCILMEMBER ALEXANDER:** No.  
 [11] **COUNCILMEMBER ROCHE:** No.  
 [12] **MS. CALDWELL:** Do you have access to  
 [13] GIS now?  
 [14] **COUNCILMEMBER BATES:** No.  
 [15] **MS. CALDWELL:** Would there be a budget  
 [16] for GIS?  
 [17] **COUNCILMEMBER ROCHE:** Not at the  
 [18] moment.  
 [19] **MS. CALDWELL:** Wow. Do we have a good  
 [20] strong relationship with Dekalb County or is  
 [21] that something I can establish to use GIS  
 [22] services there?  
 [23] **COUNCILMEMBER PITTMAN:** I think we have  
 [24] a pretty good relationship with Dekalb.  
 [25] **MS. CALDWELL:** Okay, because I'm sure

[1] **COUNCILMEMBER FLEMING:** Carla, thank  
 [2] you very, very much.  
 [3] **MS. CALDWELL:** Thank you.  
 [4] **COUNCILMEMBER PITTMAN:** Do you have any  
 [5] questions?  
 [6] **MS. CALDWELL:** Yes, I do. Actually, I  
 [7] was curious. The last time the ordinance was  
 [8] updated, was that 2006 or -- because I was  
 [9] trying to get a grasp on that. And the process  
 [10] for making those kinds of changes, is it  
 [11] extremely long? Like say for instance, I make a  
 [12] couple of recommendations and I present them, is  
 [13] there a lengthy process for passing an amendment  
 [14] or --  
 [15] **COUNCILMEMBER ROCHE:** Well, again,  
 [16] that's what we need someone to develop is that  
 [17] process.  
 [18] **MS. CALDWELL:** Because I was trying to  
 [19] find out what that process was, because that'll  
 [20] also give me an idea and it gives me perspective  
 [21] on how quickly we're looking to move or we're  
 [22] able to move in regards to making some changes  
 [23] or getting any new development or new procedures  
 [24] across the table.  
 [25] **COUNCILMEMBER FLEMING:** There are some

[1] the County and Atlanta Commission would be able  
 [2] to assist that.  
 [3] My other question is a timeline for  
 [4] filling this position. Do you have one in mind?  
 [5] **COUNCILMEMBER BATES:** Hopefully, by the  
 [6] end of the week.  
 [7] **MS. CALDWELL:** Okey-dokey.  
 [8] **COUNCILMEMBER ROCHE:** Thanks very much.  
 [9] **MS. CALDWELL:** Thank you.  
 [10] - - -  
 [11] **MAYOR JENKINS:** This is on CLM  
 [12] Investments. The Council had a lot of  
 [13] questions. We didn't have this map before. So  
 [14] Chuck is here to answer those questions, if  
 [15] you're ready.  
 [16] **MR. WEED:** Mr. Mayor, if this will be  
 [17] helpful, I can make a quick summary statement  
 [18] about where we are procedurally with regard to  
 [19] this matter.  
 [20] **MAYOR JENKINS:** Very good.  
 [21] **MR. WEED:** As the Mayor and Council  
 [22] will recall, this is a public hearing with  
 [23] regard to a variance request. You had completed  
 [24] the public portion that allowed for comment for  
 [25] and against at the last meeting.

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[1] You continued the meeting until a date  
 [2] certain, which was today, and therefore, you're  
 [3] still in the information-gathering phase with  
 [4] regard to staff, any questions you've got of  
 [5] staff and/or the Applicant.  
 [6] If you choose to reopen public  
 [7] discussion again, that is your choice; however,  
 [8] I would remind you you're going to have to give  
 [9] equal time to both sides that may want to make  
 [10] comments. Now, I'm not advising you that you  
 [11] should open the public portion of the public  
 [12] hearing again. I am just wanting to give you  
 [13] that option.  
 [14] I believe that's an accurate summary of  
 [15] where we're at.  
 [16] The various ordinances, Section 1402  
 [17] and the standards that are going to apply are 1  
 [18] through 7, which I have available to you, and if  
 [19] you want me to, later on, I can read those out.  
 [20] Thank you, Mr. Mayor.  
 [21] **MAYOR JENKINS:** Chuck, there's been a  
 [22] big question about the entrance and the exit  
 [23] coming in and out of that, the width and  
 [24] whatever. Is it sufficient?  
 [25] **MR. ENTSMINGER:** Okay. Well, that's

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[1] one of the issues. You know, what I did when I  
 [2] sat down and reviewed it, from what the drawing  
 [3] shows me, I don't know that Dekalb County will  
 [4] give him a curb cut that close to Turner Street.  
 [5] It's 105 feet. That's something he'll have to  
 [6] get from the County.  
 [7] Another thing is the fire truck access.  
 [8] That 18-foot driveway is a common driveway, and  
 [9] I don't know that it's designed to support a  
 [10] 76,000 pound truck. That's another thing he's  
 [11] going to have to get from the Dekalb County Fire  
 [12] Marshall.  
 [13] My suggestion is that he do the  
 [14] improvements on Turner Street and have the three  
 [15] access driveways come out on Turner Street. One  
 [16] of the reasons for that is it would increase the  
 [17] property value of the residents over there by  
 [18] having a street that someone can travel down,  
 [19] and the accessibility of the fire truck getting  
 [20] in there at that curb on Turner Street and Tilly  
 [21] Mill Road. Have him put sidewalks down Turner  
 [22] Street and fire hydrants. I don't know. From  
 [23] the plans, it doesn't show that there's any  
 [24] hydrants down there.  
 [25] That will also -- if he puts in the 18

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[1] foot common drive, there's a sewer line that  
 [2] goes under that drive, plus he will have -- I  
 [3] think it was two manholes proposed to go in  
 [4] there.  
 [5] And my thing is the County's going to  
 [6] have to have a 15 foot easement. If they have  
 [7] to go in there and repair that sewer line, who's  
 [8] going to bear the burden of that common driveway  
 [9] being torn up and repaved?  
 [10] Another thing is the rear entry to the  
 [11] residence. The people who buy those houses will  
 [12] not have any privacy in their back yard, none  
 [13] whatsoever.  
 [14] The driveways are 18 foot wide going up  
 [15] to the garage. The garages are 18 foot wide.  
 [16] That won't work. The minimum garage is usually  
 [17] 20 foot.  
 [18] And to go back to the fire truck access  
 [19] on the common driveway, Dekalb will have to  
 [20] approve that.  
 [21] Who's going to maintain the sewer trunk  
 [22] line? Is that going to be deeded to the County?  
 [23] That's the questions I have. But that  
 [24] would eliminate a lot of problems by coming back  
 [25] out and doing the repairs on Turner Street,

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[1] rebuilding that curb entrance up there and  
 [2] letting them have access off of Tilly Mill.  
 [3] Also, it would reduce your tree removal too, the  
 [4] number of trees.  
 [5] **MAYOR JENKINS:** You're saying have  
 [6] access off of Tilly Mill, two also?  
 [7] **MR. ENTSMINGER:** Well, he'll have two  
 [8] driveways coming off of Tilly Mill for lots four  
 [9] and five and then there'll be three driveways  
 [10] coming off of Turner Street for lots one, two  
 [11] and three.  
 [12] **COUNCILMEMBER ROCHE:** Now, there's not  
 [13] -- I'm sorry.  
 [14] **MR. ENTSMINGER:** There's already one  
 [15] existing asphalt driveway over there which is  
 [16] shown on that drawing.  
 [17] **MR. ANDERSON:** One on Turner, one on  
 [18] Tilly Mill.  
 [19] **MR. ENTSMINGER:** Well, I was just  
 [20] talking about the one on Turner.  
 [21] **COUNCILMEMBER ROCHE:** You mentioned  
 [22] earlier that if they have that single driveway,  
 [23] that you're concerned about how close it was to  
 [24] Turner if they have the -- and I say "the single  
 [25] driveway." I meant for --

[1] **MR. ENTSMINGER:** You're talking about  
 [2] the common driveway?  
 [3] **COUNCILMEMBER ROCHE:** The common  
 [4] driveway would be too close to Turner.  
 [5] If they didn't have the common  
 [6] driveway, then they'll have two individual  
 [7] driveways, and apparently -- and I can't  
 [8] measure, but looking at this, it looks like one  
 [9] of those single driveways would actually be  
 [10] closer to Turner.  
 [11] **MR. ENTSMINGER:** It depends on where he  
 [12] brings it out. Probably on Tilly Mill.  
 [13] **COUNCILMEMBER ROCHE:** Well, it's on  
 [14] Tilly Mill. I guess the question was, if you  
 [15] have a common driveway, it has to be a certain  
 [16] distance. Does a single driveway have to also  
 [17] be a certain distance from Turner?  
 [18] **MR. ENTSMINGER:** A single driveway is  
 [19] easier to get a curb cut approval on than it is  
 [20] a common driveway because, you know, you've got  
 [21] traffic coming in and going out.  
 [22] Another problem is if these people have  
 [23] a party over there, where are they going to  
 [24] park?  
 [25] **COUNCILMEMBER ROCHE:** Well, they're

[1] of potentially bedroom windows or something.  
 [2] Are we expecting Mr. Brackbill?  
 [3] **CLERK BLACKMON:** I was, but I have not  
 [4] been able to reach him.  
 [5] **COUNCILMEMBER PITTMAN:** We didn't  
 [6] contact him earlier in the week to let him know?  
 [7] **CLERK BLACKMON:** He knew when we left  
 [8] the last meeting that we were having this  
 [9] tonight.  
 [10] **COUNCILMEMBER BATES:** Ben?  
 [11] **MR. CRAWFORD:** Yes.  
 [12] **COUNCILMEMBER BATES:** From the Planning  
 [13] Commission's standpoint, what was the concern  
 [14] with the driveways coming out onto Turner Street  
 [15] that prompted you guys to ask him to do a  
 [16] common?  
 [17] **MR. CRAWFORD:** Well, actually it wasn't  
 [18] me that -- it wasn't me that asked for a common  
 [19] driveway off of Tilly Mill. It was actually the  
 [20] residents.  
 [21] **MAYOR JENKINS:** Ben, come on up.  
 [22] **MR. CRAWFORD:** It was actually some of  
 [23] the residents that lived around the surrounding  
 [24] property.  
 [25] The original drawing that Mr. Brackbill

[1] going to park on Turner Street. Turner Street's  
 [2] going to turn into a parking lot.  
 [3] **MR. ENTSMINGER:** Well, what about if  
 [4] the common driveway turns into a parking lot and  
 [5] you live at that last lot on number one and want  
 [6] to get out?  
 [7] **COUNCILMEMBER ROCHE:** Yeah.  
 [8] **COUNCILMEMBER ALEXANDER:** It looks like  
 [9] on the original drawing, that the first driveway  
 [10] on Tilly Mill is 115 feet from the corner of  
 [11] Turner.  
 [12] **MR. ENTSMINGER:** I don't have the first  
 [13] drawing. The one that I scaled this one off is  
 [14] 105 feet, approximately, to the curb cut on the  
 [15] common driveway. He's got on there 115  
 [16] approximately.  
 [17] But the County would give him a curb  
 [18] cut for a private drive quicker than they would  
 [19] for a common.  
 [20] And you know, he also could shift this.  
 [21] He could redo the floor plan on lot four and  
 [22] shift the car -- two-car garage over to the --  
 [23] to the other side.  
 [24] **COUNCILMEMBER ROCHE:** Then we could  
 [25] have the garages across from each other instead

[1] submitted had three driveways coming on Turner  
 [2] Street and two driveways on --  
 [3] And maybe you didn't see that one. It  
 [4] had two driveways on -- oh, you just looked at  
 [5] it.  
 [6] And that was the original drawing. And  
 [7] some of the residents that showed up at one of  
 [8] the Planning Commission meetings suggested that  
 [9] they -- that that was a narrow street; and there  
 [10] was talk about how it wasn't going to be  
 [11] widened, it would be nice if it got widened.  
 [12] And then they said they'd like to see the  
 [13] driveway come in -- a common driveway come in  
 [14] off of Tilly Mill. So that's why Brackbill went  
 [15] back and made those changes was from requests  
 [16] from the residents.  
 [17] **COUNCILMEMBER SPANGLER:** How would the  
 [18] Planning Commission feel about widening Turner  
 [19] Street and having those three driveways come out  
 [20] onto Turner?  
 [21] **MR. CRAWFORD:** How do we feel about it?  
 [22] **COUNCILMEMBER SPANGLER:** Yes. How do  
 [23] you think the neighbors over in that area would  
 [24] feel about it?  
 [25] **MR. CRAWFORD:** Well, some of the

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[1] neighbors were okay. I believe we have one of  
 [2] the neighbors here tonight, the lady that's over  
 [3] here. She's one of the neighbors that lives --  
 [4] I think she lives right here in this house right  
 [5] here, Mrs. Camp. Mrs. Camp lives right here.  
 [6] And I don't remember exactly what you  
 [7] said about widening the street, but there was a  
 [8] guy that lived back here that was opposed to it.  
 [9] And that wasn't much of the topic  
 [10] there. The main concern was the fact that it  
 [11] was too narrow. There wasn't much discussion  
 [12] about -- you know, my discussion with the  
 [13] neighbors in here was what they thought about  
 [14] the project. It wasn't what the Planning  
 [15] Commission thought about it. It was because  
 [16] when we first received the plans, I wanted to  
 [17] walk around the neighborhood and find out how  
 [18] the residents felt about it. So there was a  
 [19] little bit of discussion about it but --  
 [20] Anyhow, basically, it was the  
 [21] residents, talking to the residents and stuff.  
 [22] Some people were opposed to it and some people  
 [23] were for it. But you're going to be cutting  
 [24] into -- I guess you'll be cutting into this  
 [25] property over here a little bit, I guess, Chuck;

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[1] right, and a little bit on that side or --  
 [2] **MR. ENTSMINGER:** You know, there again,  
 [3] it's not up to me. But I would require them to  
 [4] take the property from this side and leave this  
 [5] as close as this is to the residents there now  
 [6] and take it off from Mr. Brackbill's property.  
 [7] **MR. CRAWFORD:** Certainly that's  
 [8] something that could be brought back to Mr.  
 [9] Brackbill from the City Council.  
 [10] **COUNCILMEMBER ROCHE:** And do sidewalks  
 [11] and --  
 [12] **MR. CRAWFORD:** Right.  
 [13] **COUNCILMEMBER ROCHE:** -- drainage and  
 [14] all that on that side of the street.  
 [15] **MR. ENTSMINGER:** But he's got a  
 [16] sidewalk that ropes around, and I'd rather see  
 [17] them take this.  
 [18] **MR. CRAWFORD:** Out of the longest --  
 [19] **MR. ENTSMINGER:** Yeah. See this tree  
 [20] is going to have to come down and that one.  
 [21] **COUNCILMEMBER BATES:** Mr. Weed?  
 [22] **MR. WEED:** Yes.  
 [23] **COUNCILMEMBER BATES:** Can I move to  
 [24] table this discussion for 10 or 15 minutes until  
 [25] Mr. Brackbill gets here and move to agenda item

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[1] number four?  
 [2] **MR. WEED:** You can always do that, yes,  
 [3] sir.  
 [4] **COUNCILMEMBER BATES:** I so move that we  
 [5] table this for rearrange and move agenda item  
 [6] four ahead of agenda item three.  
 [7] **MAYOR JENKINS:** Do I have a second?  
 [8] **COUNCILMEMBER ALEXANDER:** Second.  
 [9] **MR. CRAWFORD:** Right. Can I mention  
 [10] one other thing? There was discussion of the  
 [11] people that lived in this neighborhood about  
 [12] sewers --  
 [13] **MAYOR JENKINS:** Call the roll.  
 [14] **MR. CRAWFORD:** -- being tied in also.  
 [15] **CLERK BLACKMON:** Councilmember  
 [16] Alexander?  
 [17] **COUNCILMEMBER ALEXANDER:** Yes.  
 [18] **CLERK BLACKMON:** Councilmember Bates?  
 [19] **COUNCILMEMBER BATES:** Yes.  
 [20] **CLERK BLACKMON:** Councilmember Fleming?  
 [21] **COUNCILMEMBER FLEMING:** Yes.  
 [22] **CLERK BLACKMON:** Councilmember Pittman?  
 [23] **COUNCILMEMBER PITTMAN:** Yes.  
 [24] **CLERK BLACKMON:** Councilmember Roche?  
 [25] **COUNCILMEMBER ROCHE:** Yes.

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[1] **CLERK BLACKMON:** Councilmember  
 [2] Spangler?  
 [3] **COUNCILMEMBER SPANGLER:** Yes.  
 [4] **MAYOR JENKINS:** We're going ahead with  
 [5] another item until Mr. Brackbill gets here and  
 [6] we're going to the demolition of the house on  
 [7] English Oak. Everybody's familiar with that.  
 [8] I did take the liberty to get an  
 [9] estimate from a person who demolishes buildings  
 [10] and all. The reason I did that, because Bobby  
 [11] Pittman is so busy this time of year, and I  
 [12] think everybody wants it done yesterday.  
 [13] So I did get this bid, and we could go  
 [14] two ways on this if the Council would do that or  
 [15] if they want Bobby to do it which will take a  
 [16] good little bit of time with the equipment that  
 [17] we have. These people have the equipment to  
 [18] move in there and move the stuff out and be  
 [19] gone, and I think that's what the citizens want.  
 [20] So I'll take some discussion from the  
 [21] Council on it.  
 [22] **COUNCILMEMBER SPANGLER:** Did we put  
 [23] this out --  
 [24] **MAYOR JENKINS:** No.  
 [25] **COUNCILMEMBER SPANGLER:** -- for any

[1] bids?  
[2] **MAYOR JENKINS:** No.  
[3] **COUNCILMEMBER ROCHE:** Well, ultimately,  
[4] it's going to be presumably paid for by the  
[5] property owner or whatever. Before they can  
[6] sell or transfer the property, someone's going  
[7] to have to cover this.  
[8] **MAYOR JENKINS:** Right.  
[9] **COUNCILMEMBER BATES:** Do we lien the  
[10] property for things like this?  
[11] **MR. WEED:** Yes, sir, you do. And the  
[12] order signed by the judge contemplates that's  
[13] where the cost will be recovered from would be a  
[14] lien on the property.  
[15] **COUNCILMEMBER BATES:** And do we know if  
[16] this company is insured? Are they insured, sir?  
[17] **MAYOR JENKINS:** Well, I'll have to  
[18] check on that. I just got this real quickly  
[19] today. I can check on that.  
[20] I'm sure they are. They are in that  
[21] business.  
[22] **COUNCILMEMBER ROCHE:** Well, this is  
[23] \$5,000. I mean you can -- I mean you as the  
[24] Mayor can just sign off on it if you wanted to.  
[25] **MAYOR JENKINS:** From under 5,000 or up

[1] **MR. HART:** I had a question. You just  
[2] talked about LEED and Smart Growth and all this  
[3] green stuff.  
[4] **MAYOR JENKINS:** Is this concerning what  
[5] we're doing?  
[6] **MR. HART:** Exactly.  
[7] **MAYOR JENKINS:** Well, come on up to the  
[8] microphone. Come up to the microphone, sir.  
[9] **MR. HART:** You just asked the planner  
[10] about Smart Growth and green approach to  
[11] building. The person that's going to demolish  
[12] this property, are they going to recycle the  
[13] concrete and et cetera, et cetera, or do we just  
[14] have someone that's going to put all the stuff  
[15] in the landfill? So before we spend \$5,000, you  
[16] know, are they going to take all the concrete  
[17] out and recycle that, the metal and steel, all  
[18] that sort of that, the copper wire out of the  
[19] place and recycle all these materials or are  
[20] they just going to go and put it in the  
[21] landfill? That's the question I have. Thank  
[22] you.  
[23] **MAYOR JENKINS:** I'll find that out too.  
[24] **COUNCILMEMBER ROCHE:** If there's copper  
[25] wire, I'm sure they'll dig it out.

[1] to 5,000, we do not have to go out for RFPs. Am  
[2] I correct?  
[3] **MR. WEED:** That is correct.  
[4] **MAYOR JENKINS:** And like I say, this is  
[5] just a quicker way to get it done. I did not  
[6] get his schedule, but I'm sure that he would  
[7] move right away.  
[8] **COUNCILMEMBER ROCHE:** Assuming they're  
[9] insured, I want to make a --  
[10] **COUNCILMEMBER ALEXANDER:** Yeah, I think  
[11] so. We just verify their liability.  
[12] **MAYOR JENKINS:** Verify the liability?  
[13] **COUNCILMEMBER ALEXANDER:** Uh-huh, their  
[14] insurance.  
[15] **MAYOR JENKINS:** And anything else?  
[16] **COUNCILMEMBER ROCHE:** I make a  
[17] motion --  
[18] **COUNCILMEMBER SPANGLER:** How quickly.  
[19] **COUNCILMEMBER ALEXANDER:** Yeah.  
[20] **MAYOR JENKINS:** I'll find out how  
[21] quickly they can do it.  
[22] **COUNCILMEMBER ALEXANDER:** Yes.  
[23] **COUNCILMEMBER SPANGLER:** We got a  
[24] question out in the audience. Mr. Hart has a  
[25] question.

[1] **COUNCILMEMBER ALEXANDER:** It's probably  
[2] melted.  
[3] **MR. HART:** Well, not necessarily  
[4] melted.  
[5] There are a lot of people, when they  
[6] take the house out, they basically -- if you go  
[7] to the trash, they have a truck that actually  
[8] spits out all the nails, all the metal and  
[9] everything, and they basically vacuum clean the  
[10] lot dry. So it's all recycled.  
[11] **MAYOR JENKINS:** Do I have a second?  
[12] **COUNCILMEMBER ALEXANDER:** Okay. I'll  
[13] make the motion that we accept the bid from D.W.  
[14] Tinch as presented after verification of their  
[15] property insurance.  
[16] **MAYOR JENKINS:** Well, we've already got  
[17] a motion.  
[18] **COUNCILMEMBER SPANGLER:** Insurance and  
[19] how quickly they --  
[20] **COUNCILMEMBER ALEXANDER:** And their  
[21] time period.  
[22] **COUNCILMEMBER PITTMAN:** I don't think  
[23] we have a motion.  
[24] **COUNCILMEMBER ROCHE:** We didn't have a  
[25] motion. I mean I --

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[1]           **MAYOR JENKINS:** You didn't make a  
[2] motion?  
[3]           **COUNCILMEMBER ROCHE:** No.  
[4]           **COUNCILMEMBER ALEXANDER:** No. I just  
[5] did.  
[6]           **COUNCILMEMBER SPANGLER:** Second.  
[7]           **COUNCILMEMBER ALEXANDER:** And Mr.  
[8] Spangler seconds it.  
[9]           **MAYOR JENKINS:** Anymore discussion?  
[10] Call the roll.  
[11]           **CLERK BLACKMON:** Councilmember  
[12] Alexander?  
[13]           **COUNCILMEMBER ALEXANDER:** Yes.  
[14]           **CLERK BLACKMON:** Councilmember Bates?  
[15]           **COUNCILMEMBER BATES:** Yes.  
[16]           **CLERK BLACKMON:** Councilmember Fleming?  
[17]           **COUNCILMEMBER FLEMING:** Yes.  
[18]           **CLERK BLACKMON:** Councilmember Pittman?  
[19]           **COUNCILMEMBER PITTMAN:** Yes.  
[20]           **CLERK BLACKMON:** Councilmember Roche?  
[21]           **COUNCILMEMBER ROCHE:** Yes.  
[22]           **CLERK BLACKMON:** Councilmember  
[23] Spangler?  
[24]           **COUNCILMEMBER SPANGLER:** Yes.  
[25]           **MAYOR JENKINS:** Mr. Weed.

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[1]           **MR. WEED:** Mr. Mayor, item number six,  
[2] that's my item. And I'm going to respectfully  
[3] request that you actually put that off until  
[4] Thursday night agenda.  
[5]           Councilman Roche pointed out that the  
[6] way your Charter is structured, this technically  
[7] qualifies as a special-called meeting. And I  
[8] had informed the City Hall that I would like  
[9] this item on the agenda for last Friday, but due  
[10] to the hectic weekend and the activities of  
[11] that, I'm not sure that was -- it wasn't  
[12] approved finally until today for the actual  
[13] agenda.  
[14]           Your Charter says that when you have a  
[15] special-called meeting, you have to give 24  
[16] hours' notice. And assuming that the notice of  
[17] the meeting was also the notice of the agenda,  
[18] this item isn't timely underneath your Charter.  
[19]           However, State law, by the way, does  
[20] say that you can amend your agenda for a meeting  
[21] any time you care to. That's fine. But we can  
[22] wait until Thursday, so I'd ask you to just wait  
[23] until Thursday and we'll put the item on the  
[24] agenda for that.  
[25]           And to remind you what the item is

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[1]           about, it is the MACTEC management contract for  
[2] one of the park projects and approval or denial  
[3] of that. If you approve it, then we'll move  
[4] forward with JaTech actually doing the work on  
[5] the park. If you deny it, then it'll go out to  
[6] bid.  
[7]           **COUNCILMEMBER ROCHE:** On the Thursday  
[8] agenda, maybe we could do the MACTEC contract  
[9] first, because after we do the interview, we'll  
[10] probably want to do the Executive Session to  
[11] discuss the planner.  
[12]           **CLERK BLACKMON:** We'll have to do it  
[13] early because I already have that interview  
[14] scheduled.  
[15]           **COUNCILMEMBER ROCHE:** What time?  
[16]           **CLERK BLACKMON:** I believe that she's  
[17] at 5:30, but I'll doublecheck it.  
[18]           **COUNCILMEMBER SPANGLER:** Well, could we  
[19] -- could everybody be there at 5 o'clock?  
[20]           **COUNCILMEMBER ALEXANDER:** I'll do my  
[21] best. I did it last time.  
[22]           **CLERK BLACKMON:** I'll let everyone  
[23] know.  
[24]           **COUNCILMEMBER ALEXANDER:** Can you, Pam  
[25] ?  
              **COUNCILMEMBER FLEMING:** I'll get here

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[1]           at 5:00.  
[2]           **MAYOR JENKINS:** So you do want to  
[3] postpone it rather than try to do it tonight.  
[4]           **MR. WEED:** Yes, sir. I mean I think  
[5] State law in this context preempts the Charter,  
[6] but he can wait till Thursday, so why monkey  
[7] with a good thing. We can just wait till  
[8] Thursday.  
[9]           **COUNCILMEMBER ROCHE:** I don't mean to  
[10] be a stickler about it. I just really hate to  
[11] get in the habit of doing things at the last  
[12] minute. People need to know what's going on.  
[13]           **MR. WEED:** And I don't disagree. Like  
[14] I said, City Hall was notified Friday --  
[15]           **COUNCILMEMBER ROCHE:** Right.  
[16]           **MR. WEED:** -- and, you know, it just  
[17] didn't happen. That's life. You know, people  
[18] work; they do the best they can.  
[19]           **COUNCILMEMBER ROCHE:** If it was going  
[20] to be three weeks from now, it might be dif-  
[21] ferent, but since we can handle it Thursday --  
[22]           **MR. WEED:** Yeah. I have no problem  
[23] with that at all.  
[24]           **CLERK BLACKMON:** She is set for 6:00  
[25] p.m.

[1] **COUNCILMEMBER ALEXANDER:** Okay. 5:30.

[2]

[3] **COUNCILMEMBER ROCHE:** 5:30.

[4] **MAYOR JENKINS:** Okay. We'll bring that  
[5] up first, then, Thursday.

[6] **COUNCILMEMBER ROCHE:** We'll do the  
[7] MACTEC, then, on Thursday at 5:30.

[8] **MAYOR JENKINS:** Be sure and reset that  
[9] then till 5:30.

[10] **CLERK BLACKMON:** Yes, sir. I'll change  
[11] it and put it out tomorrow.

[12] **MAYOR JENKINS:** What did you get in the  
[13] back for? Come on up to the microphone, Chuck.

[14] **MR. WEED:** Mr. Mayor, since  
[15] Mr. Brackbill is here now, I'd like to repeat  
[16] shortly what I said before.

[17] This is a public hearing on your  
[18] variance request. As you recall, the public  
[19] portion of the hearing with regard to receiving  
[20] comments for and against ended at the last  
[21] meeting, and now this is question -- time frame  
[22] for the Council to talk to you and other people  
[23] that they need to get information from.

[24] Do you understand that, Mr. Brackbill?

[25] **MR. BRACKBILL:** Yes.

[1] **MR. ENTSMINGER:** And then the same way  
[2] down here.

[3] The upkeep of the driveway, it being a  
[4] common driveway. And part of your sewer lines  
[5] will be running under that, and you've got a  
[6] manhole that's somewhere located right in here.  
[7] Don't know the fire truck access, whether the  
[8] County would even allow that.

[9] That'll give you front entrance into  
[10] your garages and plus it'll provide privacy for  
[11] these people.

[12] So we're back to this plan.

[13] **MR. BRACKBILL:** So I guess one of the  
[14] things that would do is it would -- it would --  
[15] there's a large parcel of land toward the back  
[16] that has development potential, and that -- if  
[17] that was to be -- that would be developed, this  
[18] street would have to be widened as well.

[19] **MR. ENTSMINGER:** That's correct.

[20] **MR. BRACKBILL:** So this is just  
[21] providing infrastructure improvements that would  
[22] have to be done at some point in the future.

[23] It would be crazy to do the alley, and  
[24] then later on, someone develop that and widen  
[25] the street.

[1] **MR. ENTSMINGER:** Well, Mr. Brackbill,  
[2] what I already came up with -- and I've already  
[3] explained it to the Council -- is that I would  
[4] prefer to see the improvements made on Turner  
[5] Street, widening it, and let the driveways come  
[6] out onto Turner, three along the lots one, two  
[7] and three.

[8] **MR. BRACKBILL:** As per the original  
[9] plan?

[10] **MR. ENTSMINGER:** Several reasons for  
[11] that. It's fire truck access. If you can  
[12] improve this street, it will improve the fire  
[13] truck access from Mrs. Champ's house, whoever  
[14] this is here. I think that's Cunningham.

[15] **MR. CRAWFORD:** Yes, that is.

[16] **MR. ENTSMINGER:** And then these people  
[17] back here?

[18] **MR. CRAWFORD:** Another house back  
[19] there.

[20] **MR. ENTSMINGER:** But the common  
[21] driveway had a lot of questions about it. I  
[22] don't know that Dekalb County will give you a  
[23] curb cut. I think that's 105 feet we scaled it  
[24] out.

[25] **MR. BRACKBILL:** Oh, okay.

[1] **MR. ENTSMINGER:** And less trees will  
[2] come down doing this than it will putting the  
[3] common driveway in.

[4] **COUNCILMEMBER ROCHE:** Would the sewer  
[5] line come down Turner Street underneath the  
[6] sidewalk that we'd want to add, or how would  
[7] that work?

[8] **MR. BRACKBILL:** The closest accessible  
[9] sewer is at the intersection of Doral and  
[10] Flowers, and I basically have to access it from  
[11] right at the front of lot --

[12] **COUNCILMEMBER ROCHE:** I can't see where  
[13] you're pointing.

[14] **MR. BRACKBILL:** Okay. In front of lot  
[15] five --

[16] **COUNCILMEMBER ROCHE:** Uh-huh.

[17] **MR. BRACKBILL:** -- I barely have enough  
[18] fall. We've shot all the topos and sewer  
[19] designs to get to Doral. There's no sewer  
[20] anywhere near the other way. It would be way  
[21] down in -- what's that cut-through street?

[22] **MR. ENTSMINGER:** Harbor Valley.

[23] **MR. BRACKBILL:** Harbor Valley would be  
[24] the closest sewer the other way, and I'd have to  
[25] go through the road the whole way.

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[1]           **COUNCILMEMBER ROCHE:** I'm sorry. So  
 [2] how would the --  
 [3]           **MR. BRACKBILL:** Well, I would bring it  
 [4] up the back, back of the houses. There would be  
 [5] a sewer easement up the back.  
 [6]           **COUNCILMEMBER ROCHE:** I see. But that  
 [7] would be underground; wouldn't have to take out  
 [8] a lot of trees to do that?  
 [9]           **MR. BRACKBILL:** Right. We could -- we  
 [10] could -- we could design it to go around the  
 [11] critical root zones.  
 [12]           **COUNCILMEMBER SPANGLER:** And you did  
 [13] say you were going to put a tap in for the other  
 [14] residents?  
 [15]           **MR. BRACKBILL:** Yeah. Dekalb County  
 [16] will make me, as I pass down in front of the  
 [17] house to the right of me on Tilly Mill and then  
 [18] the houses on Flowers, every -- I think every  
 [19] hundred feet or in front of every property if  
 [20] there's more than one every hundred feet, I have  
 [21] to put a lateral out.  
 [22]           Now, they'll have to pay Dekalb \$1500  
 [23] if they ever want to tap it into it, but --  
 [24]           **COUNCILMEMBER SPANGLER:** That's fine.  
 [25]           **MR. BRACKBILL:** -- it's there.

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[1]           **COUNCILMEMBER SPANGLER:** But the  
 [2] availability will be there --  
 [3]           **MR. BRACKBILL:** Right.  
 [4]           **COUNCILMEMBER SPANGLER:** -- where it's  
 [5] not now.  
 [6]           **COUNCILMEMBER FLEMING:** But what about  
 [7] the -- you said there was potential on Turner  
 [8] for additional --  
 [9]           **MR. BRACKBILL:** I'm just saying there's  
 [10] a large --  
 [11]           **COUNCILMEMBER FLEMING:** -- development?  
 [12]           **MR. BRACKBILL:** -- parcel of property  
 [13] back here that's --  
 [14]           **MR. CRAWFORD:** You're talking about  
 [15] back here?  
 [16]           **MR. BRACKBILL:** No. It's --  
 [17]           **MR. CRAWFORD:** You have one here and  
 [18] one over here. Ms. Cunningham has a big piece  
 [19] back here.  
 [20]           **MR. BRACKBILL:** I think it's about one  
 [21] and a half acres, 1.2 acres, about similar to  
 [22] this size, and if they ever want to develop it  
 [23] -- I'm not saying that they want to sell it or  
 [24] develop it. If at any one point that they want  
 [25] to, they're going to have to upgrade Turner to

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[1] do that, and this would already provide the  
 [2] upgrade back to my property.  
 [3]           **COUNCILMEMBER FLEMING:** Right. I'm  
 [4] sorry. I was -- I guess what I wanted to ask  
 [5] was that potential in redeveloping of that plot  
 [6] you were talking about would then be on septic  
 [7] because you couldn't key into them for sewer?  
 [8]           **MR. BRACKBILL:** No. They would have to  
 [9] obtain an easement from the people behind them  
 [10] because they're uphill and they would have to go  
 [11] out on Harbor Valley.  
 [12]           **COUNCILMEMBER FLEMING:** Okay.  
 [13]           **MR. ENTSMINGER:** Let me state one  
 [14] thing. There was a gentleman, it's probably  
 [15] been six or eight years ago, brought in some  
 [16] plans, wanted to develop that property, and he  
 [17] couldn't afford to pay the person who owned that  
 [18] property the easement across it. So therefore,  
 [19] it just -- he couldn't put the houses in with a  
 [20] septic system so he just -- he went through all  
 [21] of his paperwork  
 [22]           **MR. BRACKBILL:** He might have to buy  
 [23] one of those houses down there is what you're  
 [24] saying to get the sewer in.  
 [25]           **MR. CRAWFORD:** Are you saying that you

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[1] would widen the street, then, on Turner --  
 [2]           **MR. BRACKBILL:** Well --  
 [3]           **MR. CRAWFORD:** -- as far as this  
 [4] development?  
 [5]           **MR. BRACKBILL:** -- I think what I'm  
 [6] hearing is if any driveways come out on Turner,  
 [7] I think probably when you submit this to Dekalb  
 [8] County they're going to say, "We want the road  
 [9] upgraded."  
 [10]           **MR. ENTSMINGER:** I think that you would  
 [11] be better off to say you would assist in  
 [12] upgrading of the road.  
 [13]           **MR. BRACKBILL:** I don't think I'm going  
 [14] to assist. They're just going to make me pay  
 [15] for it.  
 [16]           **MR. ENTSMINGER:** They're going to make  
 [17] you pay for it, but you're going to assist them  
 [18] by using the funds that were going to put in all  
 [19] this common drive.  
 [20]           **MR. BRACKBILL:** I think from what you  
 [21] were telling me about the tree ordinance and how  
 [22] much money I'd have to pay for cutting down some  
 [23] of these trees, that it would actually be  
 [24] cheaper to widen the road.  
 [25]           **MR. ENTSMINGER:** I believe it would.

[1] **COUNCILMEMBER ROCHE:** And adding the  
[2] sidewalk?

[3] **MR. BRACKBILL:** The sidewalk's either  
[4] way.

[5] **MR. CRAWFORD:** Can I ask a question  
[6] here? I know this may be unorthodox at this  
[7] meeting or not, but we actually have Mrs. Camp,  
[8] who is one of the people who was opposed to  
[9] having three driveways on that street, and she's  
[10] here tonight. So maybe if she wants to speak.  
[11] I don't know if she does or not, but she's  
[12] actually one of the residents that lives over  
[13] there. But it was prior to being widened.

[14] **MR. BRACKBILL:** I think the main  
[15] concern was that you didn't --

[16] **MR. CRAWFORD:** Oh. Champ. I'm sorry.

[17] **MR. BRACKBILL:** -- that there was no  
[18] way a garbage truck and a car -- I've looked at  
[19] it. I don't think two cars could really pass.

[20] **COUNCILMEMBER ALEXANDER:** Ms. Fleming  
[21] measured it, and I think it was what?

[22] **COUNCILMEMBER FLEMING:** Seventeen.

[23] **COUNCILMEMBER ALEXANDER:** Seventeen  
[24] feet.

[25] **COUNCILMEMBER FLEMING:** Seventeen feet.

[1] And after I pushed the debris back, it may have  
[2] been eighteen, but I went out there and measured  
[3] it today.

[4] **MR. BRACKBILL:** Dekalb's actually  
[5] almost 22 feet for a publicly-maintained alley.

[6] **MR. ENTSMINGER:** And there again, this  
[7] curb would have to be reworked where a fire  
[8] truck can get in there. It would be a job to  
[9] get a fire truck in there now.

[10] **MR. BRACKBILL:** Not a hook and ladder.

[11] **MR. ENTSMINGER:** Oh. It'd be all up in  
[12] Ms. Champ's yard.

[13] **MRS. CHAMP:** Small fire trucks don't  
[14] seem to have a problem because they've been to  
[15] the house that's backed up on the piece of  
[16] property several times.

[17] **MR. BRACKBILL:** Well, I guess I'm  
[18] willing to do it either way. I'm willing to do  
[19] it with -- with the private drive according to  
[20] the wishes of the people on Turner, but that's  
[21] pretty much going to landlock any future stuff  
[22] in the back because for some other developer,  
[23] they're going to have to get a little bit more  
[24] right-of-way to widen the road. And once my  
[25] deal's done and sold, I doubt those people are

[1] going to want to sell part of their front yard.

[2] **COUNCILMEMBER PITTMAN:** Well, based on  
[3] this, what happens if those people have guests?

[4] **MR. BRACKBILL:** Well, I mean, just --  
[5] if you'll look at the size of the driveway  
[6] outside of each -- outside of the garage on the  
[7] rear, I mean there's more than 20 feet before  
[8] you get into the common area, the common drive.  
[9] So there'd be room to park two cars side by side  
[10] outside the house, so --

[11] **MR. ENTSMINGER:** Talking about on the  
[12] common drive?

[13] **MR. BRACKBILL:** No. Here. I mean --

[14] **MR. ENTSMINGER:** That's not the common.  
[15] In the common drive.

[16] **MR. BRACKBILL:** What I'm saying is  
[17] before you get -- between the house and there,  
[18] there's room to park probably four cars right  
[19] there.

[20] **MR. ENTSMINGER:** But if you did it the  
[21] other way, you would have room to park --

[22] **MR. BRACKBILL:** In front. Either way.

[23] **COUNCILMEMBER ROCHE:** You know, what's  
[24] to stop people from parking on Turner Street,  
[25] anyway?

[1] **MR. BRACKBILL:** I guess the City could  
[2] put a sign out there that says "no parking."

[3] **COUNCILMEMBER ROCHE:** On an alley?

[4] **MR. BRACKBILL:** Well, I mean that could  
[5] -- just like this thing says no driveway access  
[6] to Turner, there could be a plat condition that  
[7] says no parking and there could be a sign on the  
[8] street that says no parking and the city police  
[9] could write a ticket to anybody that parked  
[10] there.

[11] I think there's adequate parking.

[12] I mean if you look at the parking over  
[13] at Avery Park, this is like four times the  
[14] parking per unit.

[15] **COUNCILMEMBER PITTMAN:** We're not even  
[16] -- we're not even going to Avery Park. They're  
[17] not even in the same ball game.

[18] **MR. BRACKBILL:** I'm saying if they --  
[19] if they have anything in their garage, they  
[20] can't even --

[21] **COUNCILMEMBER PITTMAN:** They can't even  
[22] get their own car --

[23] **MR. BRACKBILL:** -- park in their  
[24] garage.

[25] **COUNCILMEMBER PITTMAN:** -- in Avery

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[1] Park.

[2] **MR. BRACKBILL:** Right.

[3] **MR. ENTSMINGER:** Avery Park was not

[4] zoned R-1, and since that time, we have an

[5] ordinance now that you have to provide a minimum

[6] of four parking spaces for R-1.

[7] **MR. BRACKBILL:** Well, you've got two

[8] inside the garage and two outside the garage.

[9] **MR. ENTSMINGER:** So you combine the --

[10] Another thing I mentioned to you, you

[11] know, the residents are not going to have any

[12] privacy in the rear.

[13] **COUNCILMEMBER ROCHE:** Yeah. There's no

[14] privacy in the rear at all. There is no back

[15] yard.

[16] **MR. BRACKBILL:** It's going to be a -- I

[17] mean it will be a price point. The people that

[18] are buying this are going to be looking at 350

[19] thousand dollar to 400 hundred dollar townhomes,

[20] and they're going to be like, "Wow. I get a

[21] single-family house with my own yard."

[22] So I mean compared to the other houses

[23] in Doraville that have the private yards and

[24] stuff, these people that are buying these are

[25] comparing them to townhomes of the same price.

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[1] And that's why I'm not too concerned about it

[2] from a marketing standpoint. It's the people

[3] that buy them.

[4] I'll probably end up having a home-

[5] owners' association where they all have to pay

[6] and have one lawn service because there's not

[7] really a good delineation, you know, where to

[8] mow and where not to mow. So it'll have to be,

[9] you know, like one mowing service.

[10] As far as fire access, I mean each

[11] house has frontage on the main road, and you're

[12] within 300 foot of a --

[13] **MR. ENTSMINGER:** See, there was a note

[14] I put on here. Where were the fire hydrants

[15] located?

[16] **COUNCILMEMBER FLEMING:** There isn't one

[17] there. It's on Flowers next to the parking lot

[18] for the school.

[19] **MR. BRACKBILL:** Well, those are --

[20] there's probably a -- what is that? A 16-inch

[21] water main?

[22] But I mean I can -- you know, part of

[23] Dekalb's fire review is they're going to say,

[24] "Okay. We want a fire hydrant here, we want a

[25] fire hydrant there." I mean there's going to be

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[1] adequate fire hydrants for that. So the fact --

[2] I mean they wouldn't have to come up behind the

[3] house. They could just pull up in front of the

[4] house to put the fire out.

[5] **COUNCILMEMBER ALEXANDER:** I guess

[6] that's one of the issues I have with a private

[7] drive. I talked to Deputy Chief McKinnon today,

[8] and his -- his inking is minimum feet of 20 --

[9] 20 feet on the entrance on the private drive.

[10] And he's also like, "How can you have a

[11] private street? How can you have a private

[12] street?"

[13] And my issue is there, you would have

[14] to absolutely allow no parking on that street at

[15] all times for the fire truck access. The

[16] problem with that is --

[17] **MR. BRACKBILL:** On Turner?

[18] **COUNCILMEMBER ALEXANDER:** No. If you

[19] did it with --

[20] **COUNCILMEMBER FLEMING:** With a common

[21] drive.

[22] **COUNCILMEMBER ALEXANDER:** -- a single

[23] drive.

[24] The problem with that is -- and this is

[25] something that previous Council had discussed

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[1] when we were discussing the Carver area project

[2] is there are only very minimal laws that the

[3] police department can enforce on a private

[4] street. And no parking is not one of them and

[5] so is they can't issue a citation for parking in

[6] front of a fire hydrant. So you would -- in an

[7] aspect, if you did the private drive, you would

[8] be policing yourself.

[9] **MR. ENTSMINGER:** Leaving your garbage

[10] cans setting out would be another one.

[11] **MR. BRACKBILL:** Well, my idea is you've

[12] got your sidewalk out to the front, and the

[13] garbage truck is going down Turner and it's

[14] going to go down there. So each person will put

[15] their garbage out in front because the -- the

[16] truck's not going to go up into this alley, and

[17] you don't want five trash cans down at the end

[18] of the road in one spot. That would look like a

[19] garbage --

[20] I mean you can even have your mailboxes

[21] out in the front. You just wouldn't be able to

[22] park in front. I see it as a viable project

[23] either way.

[24] And the cost standpoint, whether I have

[25] to put the private drive in or widen the street,

[1] I'm at y'all's mercy, basically. I'll just do  
[2] it either way.  
[3] **COUNCILMEMBER PITTMAN:** So mainly you  
[4] switched the first one? You readjusted the  
[5] first one based on the --  
[6] **MR. BRACKBILL:** The Planning  
[7] Commission.  
[8] **MR. CRAWFORD:** Well, actually --  
[9] **COUNCILMEMBER PITTMAN:** The Planning  
[10] Commission did it because of the citizens?  
[11] **MR. CRAWFORD:** Actually, correction on  
[12] that. From community involvement, actually,  
[13] because that's what the majority of the people  
[14] were concerned about: the width of Turner  
[15] Street as it was at 18 feet and three driveways  
[16] dumping in there.  
[17] So this is -- these were some  
[18] suggestions that were made that Mr. Brackbill  
[19] included in his second drawing.  
[20] **COUNCILMEMBER ROCHE:** Well, I take it  
[21] we're going to look to the future, and I think  
[22] it would make sense to expand Turner Street  
[23] because, again, I think that it's going to have  
[24] to happen eventually.  
[25] **COUNCILMEMBER ALEXANDER:** How would

[1] have a common theme. I haven't really spent any  
[2] money on the architect yet.  
[3] But I envision -- because they're so  
[4] close together and it's so flat, I think maybe  
[5] lot one and lot five may be able to get a  
[6] basement, but for the most part, they're going  
[7] to be crawl spaces.  
[8] And you know, I just picture like a  
[9] Victorian type. They're not going to be huge  
[10] houses, but they're going to -- you know,  
[11] because the footprints aren't big, I'm going to  
[12] have to go with height. We have to measure them  
[13] at 35 feet. They're going to be architecturally  
[14] similar.  
[15] **COUNCILMEMBER BATES:** But not identi-  
[16] cal.  
[17] **MR. BRACKBILL:** But not identical.  
[18] **MR. ENTSMINGER:** Do you have an idea  
[19] what type covering or siding you're going to put  
[20] on them or --  
[21] **MR. CRAWFORD:** Going to be stone?  
[22] brick?  
[23] **MR. BRACKBILL:** It's going to be a  
[24] combination of shake and cedar and brick and  
[25] stone just like I've been doing. Trying to keep

[1] that affect your setbacks?  
[2] **MR. BRACKBILL:** Well, it's measured  
[3] from the centerline of the road, so it really  
[4] shouldn't affect it.  
[5] **MR. ENTSMINGER:** Probably when you  
[6] widen it you're going to have to shift the  
[7] centerline, but you have to obtain the width  
[8] from your side.  
[9] **COUNCILMEMBER BATES:** Well, if it  
[10] widens by three feet, you move it this side a  
[11] foot and a half, your centerline shifts.  
[12] **MR. BRACKBILL:** It shouldn't -- you're  
[13] right. If you widen it five feet or six feet,  
[14] you're going to shift three feet.  
[15] ---  
[16] (Overspeaking)  
[17] ---  
[18] **MR. BRACKBILL:** But the centerline  
[19] still only shifts three feet even if you make it  
[20] six feet wide.  
[21] **COUNCILMEMBER BATES:** From an entirely  
[22] different direction, architecturally, will these  
[23] look similar or will they be five different-  
[24] looking houses?  
[25] **MR. BRACKBILL:** Well, it's going to

[1] the price under 400,000, I haven't been able to  
[2] get up to four sides brick yet. Well, I got it  
[3] on four sides. It just doesn't go all the way  
[4] up.  
[5] **COUNCILMEMBER FLEMING:** If you were to  
[6] widen Turner, would you go all the way down or  
[7] just encompass your area?  
[8] **MR. BRACKBILL:** I wouldn't -- I don't  
[9] think I would be able to go past my property  
[10] because I don't -- the guy down there's not  
[11] going to give me his property.  
[12] **COUNCILMEMBER FLEMING:** Thank you.  
[13] **MR. BRACKBILL:** So it would just be to  
[14] the -- to the rear of my property.  
[15] **MR. CRAWFORD:** Doesn't this property  
[16] actually have access -- their front door is on  
[17] this street?  
[18] **MR. BRACKBILL:** Right.  
[19] **MR. CRAWFORD:** And actually their front  
[20] door is right there, isn't it?  
[21] **MR. BRACKBILL:** I think the only time  
[22] he uses this little driveway on the back of  
[23] Turner is he's got some old antique cars he  
[24] works on and he gets them into his garage that  
[25] way.

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[1]           **COUNCILMEMBER PITTMAN:** Is it -- excuse  
[2] me. Is it proper to have someone speak now from  
[3] the audience? Can we do that?  
[4]           **MR. WEED:** If you choose to do that,  
[5] you have to reopen the entirety of public pro  
[6] and con phase of the hearing.  
[7]           **COUNCILMEMBER PITTMAN:** Okay, because I  
[8] kind of feel it's important to hear the comment  
[9] that we have at this time.  
[10]           **MR. WEED:** That's always up to the  
[11] Council, but procedurally you've got to open up  
[12] for both sides, and the minimum would be 10  
[13] minutes per side.  
[14]           **MAYOR JENKINS:** Well, are we pretty  
[15] well finished?  
[16]           **MR. CRAWFORD:** Unless you have --  
[17]           **MR. ENTSMINGER:** Unless you have any  
[18] questions, more questions about it.  
[19]           **MR. BRACKBILL:** Well, I think the only  
[20] thing that I can add is the only thing that we  
[21] didn't talk about at the Planning Commission was  
[22] the public's thought of the three driveways if  
[23] the road was widened. I didn't think about that  
[24] option at the time, because that was the main  
[25] concern.

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[1]           **COUNCILMEMBER SPANGLER:** You did say if  
[2] you -- if you did put the three driveways out on  
[3] Turner, did the widening of the road, that there  
[4] would be less trees taken out.  
[5]           **MR. BRACKBILL:** Be a whole lot less  
[6] trees, because when we did the original design,  
[7] we put the garage left or right based on where  
[8] that driveway would come out between two trees  
[9] and --  
[10]           **MR. ENTSMINGER:** Some of these will  
[11] still come out because of the sewer.  
[12]           **MR. BRACKBILL:** But like I said, we can  
[13] route that sewer around. I mean if it's like a  
[14] 20-inch oak, we'll make sure the sewer doesn't  
[15] go through it, but if it's a 7-inch tree, we  
[16] probably won't go around it.  
[17]           I think we actually adjusted the lot  
[18] lines between lot 4 and 5 for the -- I think the  
[19] sewer was just going to come right up here and  
[20] go across.  
[21]           We had moved these lines to accommodate  
[22] the common drive, so we can shift them back.  
[23]           **MAYOR JENKINS:** Is it a proper time to  
[24] have pros and cons?  
[25]           **MR. WEED:** Yes, sir. I mean that's

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[1]           entirely up to the Council. You're not legally  
[2] obligated to do that. You've already had that.  
[3]           But if you care to do it, then, yes, sir, you  
[4] can do it any time you want to.  
[5]           **COUNCILMEMBER ROCHE:** Allow 10 minutes  
[6] for both sides -- for each side?  
[7]           **MR. CRAWFORD:** Do you want us to stay  
[8] up here or not?  
[9]           **COUNCILMEMBER PITTMAN:** Sit close to  
[10] the front.  
[11]           **COUNCILMEMBER ROCHE:** Yeah. Sit near  
[12] the front.  
[13]           **COUNCILMEMBER PITTMAN:** Sit near the  
[14] front --  
[15]           **MAYOR JENKINS:** Sit up front there.  
[16]           **COUNCILMEMBER PITTMAN:** -- please.  
[17]           **MAYOR JENKINS:** Okay. Do I have  
[18] somebody that's opposed to this? Well, actually  
[19] -- excuse me, sir. Go ahead.  
[20]           **MR. ANDERSON:** The pro is supposed to  
[21] go first, the people in favor of it. Mrs.  
[22] Champ, I guess, but --  
[23]           **MR. WEED:** You know, I don't think it  
[24] really matters; but either way, Your Honor,  
[25] Mayor, you can do it however you care to. I

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[1]           mean it's --  
[2]           **COUNCILMEMBER ROCHE:** It's almost like  
[3] we're not talking about pro or against. It's  
[4] almost like we have two competing plans here.  
[5]           **COUNCILMEMBER PITTMAN:** Yeah.  
[6]           **COUNCILMEMBER ALEXANDER:** Exactly.  
[7]           **MR. WEED:** Okay. Let's --  
[8]           **MAYOR JENKINS:** That's what I was going  
[9] to say. We actually -- we need to redo it and  
[10] then come back and have another hearing.  
[11]           **MR. BRACKBILL:** What was the third one?  
[12] What's the third option?  
[13]           **MAYOR JENKINS:** Sir?  
[14]           **MR. BRACKBILL:** What was the third  
[15] option?  
[16]           **COUNCILMEMBER ALEXANDER:** Widening the  
[17] road.  
[18]           **COUNCILMEMBER ROCHE:** Well, I think  
[19] that was essentially this one; right?  
[20]           **COUNCILMEMBER ALEXANDER:** The road's  
[21] not shown widened there.  
[22]           **MAYOR JENKINS:** That was in there.  
[23]           **COUNCILMEMBER ROCHE:** No. I under-  
[24] stand.  
[25]           **COUNCILMEMBER ALEXANDER:** And I want to

[1] see the trees.  
 [2] **MR. WEED:** Mr. Mayor, if this is  
 [3] helpful -- and I don't know if it is or not --  
 [4] what Title 36 contemplates is that a variance is  
 [5] a part of your zoning code and, as such, you  
 [6] know, you have advertised underneath Title 36 of  
 [7] the zoning code for a hearing. And it's  
 [8] certainly appropriate that you would have a  
 [9] conversation with the applicant to get the best  
 [10] design that's possible. That's fine.

[11] If you want to open up for further  
 [12] conversation with the audience participating,  
 [13] the statute only contemplates pro and con.  
 [14] That's all that's written in the statute. That  
 [15] doesn't mean to say that someone can't speak  
 [16] neutrally about something, but what it  
 [17] contemplates at a minimum is that people who are  
 [18] opposed to it get to speak, people who are in  
 [19] favor of it get to speak. That's what the  
 [20] statute says, but I believe that's semantics.  
 [21] As long as you follow the letter of the law, I  
 [22] think the spirit will be carried with it.

[23] **MAYOR JENKINS:** Do we have anybody  
 [24] that's opposed to it?  
 [25] Come on up, Tom.

[1] widened because further development in the area  
 [2] is going to be hindered by the fact that it's  
 [3] basically a little alley.

[4] The fact that the City if it had to, to  
 [5] participate in the sewer and help this  
 [6] development all it can, because that part of old  
 [7] town Doraville, which is old town, doesn't have  
 [8] the infrastructure that the other parts of the  
 [9] city have, and so that we should do everything  
 [10] we can to help with the streets and with the  
 [11] sewer in that area because it's lacking -- the  
 [12] development in that area is lacking because it  
 [13] doesn't have the infrastructure to support it.

[14] So I guess I'm not necessarily against  
 [15] the thing. I think there's too many houses on  
 [16] the lot and I think it would be maybe four would  
 [17] do; that Turner needed to be widened so that  
 [18] further development can take place in that area.

[19] I think that City Council needs to  
 [20] explore infrastructure needs in the area like  
 [21] sidewalks and sewer, because we looked at a  
 [22] drawing last time that was to scale. I mean  
 [23] there's three or four drawings going on here, so  
 [24] which drawing are you really approving? And the  
 [25] drawing that's here is not accurate.

[1] **COUNCILMEMBER ROCHE:** Don't be shy.  
 [2] **UNIDENTIFIED SPEAKER:** Why are you  
 [3] opposed to it, Tom?

[4] **UNIDENTIFIED SPEAKER:** Always somebody  
 [5] finds something wrong with something.

[6] **MR. HART:** When I first looked at this  
 [7] plan, they were considering building three  
 [8] houses using architectural -- using the Galloway  
 [9] home, which is an older home that's in the  
 [10] neighborhood, as sort of a key architectural  
 [11] design point to sort of -- which is basically  
 [12] right across the street from this new  
 [13] development. And they were originally going to  
 [14] build three houses there. And with this private  
 [15] drive, it's turned into sort of an Avery Park  
 [16] with big houses on it.

[17] The driveways are small. The garages  
 [18] don't allow for people to open their car doors.  
 [19] I mean typically a garage is 20 to 24 feet wide  
 [20] for a double-car garage. The sidewalk -- at  
 [21] present, it has a 4-foot wide sidewalk; it  
 [22] requires 5 foot.

[23] We haven't had a chance to look at the  
 [24] plans, but the brief time that I did look at it,  
 [25] it was obvious that Turner Street needed to be

[1] And there was something about saving  
 [2] trees. Obviously, to widen Turner Street,  
 [3] you'll save more trees than putting a common  
 [4] driveway in there.

[5] I think when you get into private  
 [6] driveways in these -- we have a problem over on  
 [7] Chestnut, and I think Mr. Bates was involved,  
 [8] with a sidewalk caving in, because that's a  
 [9] private covenant, it's a private homeowners'  
 [10] association, and yet the City's on the hook for  
 [11] repairing things that came through faulty  
 [12] construction on a homeowners' association that  
 [13] really is a private deal. And so the more  
 [14] private driveways and private little covenants  
 [15] that we have to deal with, the City is actually  
 [16] having to pay for these repairs when these  
 [17] houses get ten years old.

[18] That just is some of my comments.  
 [19] Thank you.

[20] **COUNCILMEMBER BATES:** And we'll just  
 [21] clarify for the record, it was not a sidewalk  
 [22] caving in; it was a sinkhole.

[23] **MR. BRACKBILL:** I'd like to clarify for  
 [24] the record that I never talked about building  
 [25] just three houses.

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[1] **MS. HOFFMEISTER:** Bonita Hoffmeister,  
[2] Spanish Oak Drive.  
[3] I already mentioned my opposition to a  
[4] common drive.  
[5] I think what you have before you now  
[6] are a lot of different things, and I would  
[7] recommend that you move for a full cycle  
[8] deferral so that the different aspects of this  
[9] property that have become evident tonight get a  
[10] chance to be worked out in the next two months.  
[11] **MR. ANDERSON:** Stuart Anderson.  
[12] You've all mentioned in more than  
[13] enough discussion about widening streets and the  
[14] infrastructure, et cetera.  
[15] I appreciate Maria bringing up the  
[16] private drive. Something that I brought up in  
[17] the past is, I guess, relative to the private  
[18] drive.  
[19] When we do this, we are changing the  
[20] zoning whether we have a zoning hearing or not.  
[21] We're either going for a PUD, which we don't  
[22] have in the book, or we're going for an RCH.  
[23] Nevertheless, I think that if we want to do that  
[24] -- and that's fine with me -- we need to change  
[25] the zoning there so that we can have single

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[1] detached housing with a private drive,  
[2] et cetera. The PUD is the only thing we have  
[3] that has a private drive in it, but we don't  
[4] have a PUD in our book anymore.  
[5] I guess the other thing is I'm in  
[6] favor, I guess, of four houses as well. Bill  
[7] builds a good house. I just would like a little  
[8] less density, I guess, but I want development  
[9] like the developers that came in here and  
[10] interviewed a while ago. I want development in  
[11] there. But I think four and driveways would be  
[12] the way to go, myself, my opinion.  
[13] **MR. KOONTZ:** I'm Steve Koontz, and I'm  
[14] probably more for it than the other people are.  
[15] I don't, you know, really have a problem with  
[16] the density and stuff.  
[17] But the private drive, from like what  
[18] Maria said, is just a bad idea. You're -- you  
[19] know, you've got the problems with its  
[20] landlocking the land behind it where it can't  
[21] get access later. You can't widen the street  
[22] later because the lots have already been sold  
[23] and the houses have been put there.  
[24] You've got problems with -- you can say  
[25] no parking, but if people are parking there, the

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[1] cops can't give them tickets. People will leave  
[2] their trash cans out, and you can't do anything  
[3] about that.  
[4] And if you widen the street, which he  
[5] seems to be amicable to, then you're actually  
[6] improving the property values of the houses that  
[7] are on the street, across the street, because  
[8] then instead of being on an alley, they're on a  
[9] real street. And the fire trucks can get in  
[10] there. The traffic can get in and out.  
[11] And then if somebody wants to try to  
[12] develop that lot behind here, then they can  
[13] further the street widening down on that lot and  
[14] maybe build something back there, where if you  
[15] do this private drive, there's no way they can  
[16] do anything with that property. It's basically  
[17] just killed that guy's property values.  
[18] And so I think this option of widening  
[19] the street which wasn't given to the residents  
[20] but was instead said, "Let's put this private  
[21] drive in," I think if they widen the street  
[22] instead and save the trees, then this  
[23] development would be more like a quality  
[24] development instead of being -- and it would be  
[25] more in keeping with the neighborhood -- there's

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[1] already single drives going out to streets --  
[2] instead of having this little cluster-home-  
[3] looking thing with a private drive that there's  
[4] nothing else in that area that's like that. So  
[5] it would fit in more with what's already there.  
[6] And so that's what I think about it.  
[7] **MRS. CHAMP:** When we first went to the  
[8] Planning Commission or the planning meeting,  
[9] Mr. Brackbill was not real happy about having to  
[10] widen Turner Street in order to get these houses  
[11] in there, which is why we went with the private  
[12] driveway concept.  
[13] I will tell you that there are five  
[14] families -- five families that use that street  
[15] to access their homes. Two of them can access  
[16] them from Doral. I think there's a cul de sac  
[17] that comes off of Doral, and they can access  
[18] their home from there. One of them are the  
[19] Holtzclaws. But they do use that back driveway  
[20] off of Turner often. I've never seen them use  
[21] the front driveway. There's a family at the  
[22] very end of the street that always uses that  
[23] driveway back there. So we're talking five  
[24] families.  
[25] When you widen Turner, you're going to

[1] take the width from your property, right? not  
[2] from the side that goes along next to my house,  
[3] because my house sits really close to Turner.

[4] **MR. BRACKBILL:** Those lots are narrow.

[5] **MRS. CHAMP:** Yeah, they're really  
[6] narrow, and I do -- I mean I sit right on  
[7] Turner.

[8] If you took anything from my side, I'm  
[9] pretty much going to have traffic in my yard.

[10] **MR. BRACKBILL:** If I'm not mistaken,  
[11] looking at the survey, the asphalt on Turner is  
[12] right on your property line. So no, I would not  
[13] be able to come your way.

[14] **MRS. CHAMP:** Okay.

[15] **MR. BRACKBILL:** I'll have to go my way.

[16] **MRS. CHAMP:** Have you considered how  
[17] many trees you're going to have to take down to  
[18] widen to your side, because I mean --

[19] **MR. BRACKBILL:** Yeah.

[20] **MRS. CHAMP:** -- there's several of them  
[21] that sit right on the street.

[22] **MR. BRACKBILL:** I'll have to take down  
[23] less than I would putting a private drive in.

[24] **MRS. CHAMP:** Okay.

[25] **MR. BRACKBILL:** Because I would be

[1] street and do --

[2] **COUNCILMEMBER ALEXANDER:** Driveways.

[3] **MR. BRACKBILL:** -- driveways onto  
[4] Turner?

[5] **COUNCILMEMBER ROCHE:** Right.

[6] **MR. BRACKBILL:** All right.

[7] **MAYOR JENKINS:** Yes, sir.

[8] **MR. CRAWFORD:** I guess I sort of fall  
[9] in that neutral category right there.

[10] And I agree with Mrs. Champ, that that  
[11] would -- the residents that are impacted most  
[12] should be the ones that have the greatest say in  
[13] there, and I want to do what's best for the  
[14] community.

[15] But maybe there was just a little  
[16] ambiguity about widening the driveway during  
[17] that meeting, but other people that have spoken  
[18] here tonight weren't really that involved in the  
[19] evenings. They sort of showed up at the end of  
[20] meetings and kind of came in and floated out.  
[21] So you know, when they come and they stay for  
[22] the whole thing, that impresses me a little  
[23] more.

[24] But anyhow, I think Mr. Brackbill, just  
[25] from seeing his work that he's done, and talking

[1] taking all the ones out in the back. It's just  
[2] there's more in the back than there is in the  
[3] front.

[4] **MR. ENTSMINGER:** Approximately three  
[5] trees on Turner Street versus 11 trees if he  
[6] puts the --

[7] **MRS. CHAMP:** Okay.

[8] **MR. ENTSMINGER:** -- common driveway.

[9] **MRS. CHAMP:** That was -- that was  
[10] another thing.

[11] I think that's about all I have.

[12] That's about all I had. And I am for the  
[13] project, but we definitely need to widen Turner.  
[14] Like I said before, the fire trucks don't have  
[15] any problem getting down there because I've seen  
[16] them down there many times, but it needs to be  
[17] widened. I cannot turn into that street if  
[18] there's a car coming out, much less a big truck  
[19] coming out. Forget that, too.

[20] **COUNCILMEMBER PITTMAN:** So you're not  
[21] opposed to widening the street and putting in  
[22] private drives?

[23] **MRS. CHAMP:** Not if he widens the  
[24] street.

[25] **MR. BRACKBILL:** I'm sorry. Widen the

[1] to him and seeing how he presents himself to the  
[2] community, I think he's a good quality builder.  
[3] I think he'd be an asset to the city and I think  
[4] that this project would be good for that area  
[5] over there.

[6] I'd like to ask Chuck two questions  
[7] here. One is the five houses with the three  
[8] driveways, street widened. And he would be  
[9] allowed on that, right, to have those in R-1;  
[10] correct?

[11] **MR. ENTSMINGER:** That's correct.

[12] **MR. CRAWFORD:** And the way it is on the  
[13] common drive, would he be allowed to have that  
[14] under R-1 zoning also? That's my other  
[15] question.

[16] **MR. ENTSMINGER:** It's possible if it's  
[17] approved by fire.

[18] **MR. CRAWFORD:** Right. I meant under  
[19] all those other conditions, but either way --

[20] **MR. ENTSMINGER:** As far as the City's  
[21] concerned, it would be.

[22] **MR. CRAWFORD:** It would be. So both  
[23] ways would be R-1.

[24] But I like the original plan that  
[25] Mr. Brackbill brought to begin with. The

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[1] problem was with the width of Turner Street.  
[2] And it sounds like we're moving in the right  
[3] direction.  
[4] Thank you.  
[5] **MR. KOONTZ:** Can I have one more thing  
[6] too, I just wanted to add that I didn't say  
[7] before, was I -- you know, and she brought it  
[8] up, that I think that any widening of Turner  
[9] Street definitely needs to be done towards his  
[10] property, because he was talking about doing a  
[11] private drive which was going to be on his  
[12] property, so it's not like he's losing square  
[13] footage of his land. But those people, their  
[14] houses are already right up against the road.  
[15] It doesn't need to be widened on their side. It  
[16] needs to be done on his side because he's the  
[17] one that's doing -- wanting this development.  
[18] **MAYOR JENKINS:** Anyone else?  
[19] **MS. FRAYSSE:** I'm Susan Fraysse. And  
[20] I've been interested, I've followed, I take  
[21] copious notes, but I've never seen the plans.  
[22] It's very hard for me to tell. So I'm  
[23] definitely looking at the big picture, the  
[24] overall what's good for Doraville.  
[25] And I have to say that I've been very

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[1] impressed with Mr. Brackbill. He's been  
[2] persistent. He's come back here. He's been  
[3] patient. I talked to him the first time  
[4] probably out front maybe two and a half years  
[5] ago. And I love the houses that he's built.  
[6] I know that we're new at this and it's  
[7] a difficult process but -- and I don't know the  
[8] details. I'm not speaking to the details, but  
[9] it sounds like we have a consensus to go back to  
[10] the original three driveways, to widen Turner  
[11] Street and not invade -- not take that widening  
[12] out of the yard across the way where the Champs  
[13] live.  
[14] I think we need to let him go ahead and  
[15] see what he can do with these difficult,  
[16] irregular properties. And you know, if we -- we  
[17] -- we will learn from it. We're going to make  
[18] mistakes sometimes, but we can't just not never  
[19] act.  
[20] So I hope the Council will go ahead,  
[21] and if we need another round to come back and  
[22] vote it up or down, fine. But let's put an end  
[23] to it and let's establish our process as being  
[24] more -- you know, more speedy if we can in the  
[25] future.

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[1] I think we've given it a lot of  
[2] deliberation and a lot of good ideas. I  
[3] appreciate all the research. Let's go.  
[4] **COUNCILMEMBER ALEXANDER:** Mr. Weed, do  
[5] we have to give public notification of street  
[6] widening?  
[7] **MR. WEED:** I'm sure that you do.  
[8] I'm making the assumption that it's not  
[9] a state route, number one. If it's a state  
[10] route, then the rules are very clear about DOT's  
[11] involvement and notification through DOT.  
[12] Assuming it's not a state route, my  
[13] understanding of your situation in Doraville is  
[14] that the streets really belong to the County and  
[15] then obviously you're going to have to deal with  
[16] the County.  
[17] So I hope that answers your question.  
[18] But yes, ordinarily it would require public  
[19] notification.  
[20] **COUNCILMEMBER ROCHE:** Well, procedurally,  
[21] what would happen next if we wanted to  
[22] go with the provisional plan? Obviously, we  
[23] don't have the exact drawings, but --  
[24] **MR. WEED:** Well, that's an excellent  
[25] question, and I have a few questions to try to -

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[1] - to give you an answer, first off.  
[2] At this point, Mr. Brackbill -- go back  
[3] to the mike -- are you -- and maybe even Chuck.  
[4] What is left that requires a variance? Is that  
[5] still on the table? Do you still need -- in  
[6] your understanding of what, after all the  
[7] suggestions that have been raised, do you still  
[8] require a variance, to begin with, or more than  
[9] one -- variances?  
[10] **MR. BRACKBILL:** Well, at this point, to  
[11] move forward, I do need the original variance  
[12] requested as per the original drawing if we're  
[13] going to go --  
[14] Either way, I need the variance whether  
[15] we're going to go with the alley or the street  
[16] widening.  
[17] **MR. WEED:** Okay.  
[18] **MR. BRACKBILL:** Really, to do --  
[19] **MR. WEED:** That answered the question.  
[20] **MR. BRACKBILL:** What I'm saying is to  
[21] go back and do any further design work or spend  
[22] any more money, I kind of need to know about the  
[23] variance because I've got -- it's a lot of money  
[24] to redraw this every time just for fine little  
[25] refinements.

[1] **MR. WEED:** Now my response to the  
[2] Council would be this: if you feel confident  
[3] that you have a clear understanding and the  
[4] record is perfected with regard to what  
[5] variances are required, then my opinion would be  
[6] that you can go forward and vote those variances  
[7] up or down.

[8] If you don't feel that you've got an  
[9] adequate record that reflects what variances  
[10] you're making a decision on, then I would  
[11] suggest to you that you hold the matter in  
[12] abeyance and give Mr. Brackbill enough time to  
[13] answer -- to come up with designs, to come up  
[14] with an outline that clearly delineates what  
[15] you're making a decision about, what variances  
[16] you're going to decide.

[17] So that's my advice.

[18] **COUNCILMEMBER ALEXANDER:** Because we  
[19] didn't -- we don't have a copy of the variances  
[20] that -- the section 1402 or whatever.

[21] **COUNCILMEMBER ROCHE:** We have this.

[22] **CLERK BLACKMON:** Yeah, you do.

[23] **MR. ENTSMINGER:** I presented it to the  
[24] City.

[25] **UNIDENTIFIED SPEAKER:** I believe you

[1] 55.

[2] **COUNCILMEMBER ALEXANDER:** At the front  
[3] of the house.

[4] **COUNCILMEMBER ROCHE:** At the front of  
[5] the house.

[6] **COUNCILMEMBER ALEXANDER:** Uh-huh.

[7] **COUNCILMEMBER ROCHE:** Is there another  
[8] zoning that that would be -- I mean are we  
[9] basically spot zoning?

[10] **MR. BRACKBILL:** That's all I need.

[11] **MR. WEED:** The zoning -- there's no  
[12] zoning issue. There is a zoning issue with  
[13] regard to the variance --

[14] **COUNCILMEMBER ROCHE:** Right.

[15] **MR. WEED:** -- because of the variance  
[16] procedures in your zoning code, but you're not  
[17] changing the zoning.

[18] **COUNCILMEMBER FLEMING:** But the other  
[19] part of the variance is that we would be  
[20] approving five homes instead of four for our lot  
[21] density.

[22] **MR. CRAWFORD:** But he's allowed to put  
[23] those on there.

[24] **COUNCILMEMBER FLEMING:** I'm sorry?

[25] **MR. CRAWFORD:** I said he's allowed to

[1] have one, Mr. Weed, the variance, 1402, 1  
[2] through 7?

[3] **MR. WEED:** Well, what I have before us  
[4] is the code, but what I'm talking about would be  
[5] -- I mean I can read you verbatim what the code  
[6] says and what you're going to be deciding, what  
[7] the law is that you'll be deciding.

[8] What I'm really talking about now is  
[9] what are the facts? And what the facts are here  
[10] would be the list of variance that are required  
[11] to move this project forward and to make sure  
[12] that the developer's got an understanding about  
[13] what those are and that more importantly there's  
[14] a mutual understanding with the Council about  
[15] what those are.

[16] And if you can reach that, then I would  
[17] say go ahead and make the decision tonight. And  
[18] if you don't think that you can reach a communal  
[19] decision with the developer and yourselves about  
[20] what you're deciding with regard to the exact  
[21] variances that are required, then give your-  
[22] selves enough time to do that.

[23] **COUNCILMEMBER ROCHE:** Well, essentially  
[24] the only variance I'm seeing in here is that  
[25] you're going to reduce the lot width from 85 to

[1] put those on there by R-1.

[2] **UNIDENTIFIED SPEAKER:** He's allowed  
[3] four.

[4] **MR. CRAWFORD:** Well, if he receives the  
[5] variance.

[6] **COUNCILMEMBER ROCHE:** Well, educate me  
[7] a little more, Attorney Weed. If we granted the  
[8] variance, how do we know he doesn't just go and  
[9] build whatever he wants to?

[10] **MR. WEED:** Well, that's -- that's what  
[11] you have to do. In other words, it's the burden  
[12] of the applicant to ask you for a variance  
[13] underneath 1402. He's got to know what variance  
[14] he needs. He goes to Chuck. Between the two of  
[15] them, they come up with what variances that are  
[16] needed, and your decision is to grant or deny  
[17] them based upon the code section.

[18] **COUNCILMEMBER ROCHE:** So if we granted  
[19] the variance, Mr. Brackbill could go off and  
[20] build the single driveway if he felt like it.

[21] **MR. WEED:** Well, ideally, the building  
[22] inspector, code enforcement, there's going to be  
[23] some follow-up to make sure that what is built  
[24] reflects the record in any given case, and if it  
[25] does not, then you can make them tear it down.

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[1] **COUNCILMEMBER ROCHE:** Okay. And I'm  
[2] not questioning, you know, Mr. Brackbill's  
[3] integrity or anything. I'm just wanting to make  
[4] sure I'm satisfied with the --  
[5] And could we say we would approve a  
[6] var- -- could we say we approve a variance based  
[7] on what? What would we say? Based on --  
[8] **MR. WEED:** Well, if you --  
[9] **COUNCILMEMBER ROCHE:** -- this drawing  
[10] in general --  
[11] **MR. WEED:** Yeah.  
[12] **COUNCILMEMBER ROCHE:** -- with the  
[13] understanding that there would be change to it?  
[14] **MR. WEED:** My understanding --  
[15] **COUNCILMEMBER ROCHE:** Can we do it with  
[16] stipulations, I guess?  
[17] **MR. WEED:** Right.  
[18] My understanding of how this is  
[19] occurring here is that -- and Mr. Brackbill, I'm  
[20] going to turn to you in part to correct me if  
[21] I'm wrong -- but there is an original drawing  
[22] that was later followed up with a secondary  
[23] drawing. You have before you somewhere up  
[24] there, the original drawing.  
[25] **COUNCILMEMBER ALEXANDER:** Yes.

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[1] **MR. WEED:** Now, does that original  
[2] drawing -- you know, does that cover all the  
[3] variances that you require?  
[4] **MR. BRACKBILL:** Yes.  
[5] **MR. WEED:** It does. All right.  
[6] And Chuck, does that original drawing  
[7] cover everything that you needed him to do with  
[8] regard to the variances?  
[9] **MR. ENTSMINGER:** Mr. Weed, I have not  
[10] looked at the original one in a good while, so  
[11] I'm not sure.  
[12] **MR. WEED:** Okay. Well, then, based  
[13] upon that, you may simply need to give this more  
[14] time, hold the decision in abeyance until you  
[15] feel confident that everyone understands what  
[16] the variances that are being requested are, and  
[17] then you can deal with the variances.  
[18] **COUNCILMEMBER ALEXANDER:** Mr.  
[19] Brackbill, do you feel that Mr. Abbott would  
[20] charge you more money to modify the original  
[21] drawing, showing --  
[22] **MR. BRACKBILL:** I know he would.  
[23] **COUNCILMEMBER ALEXANDER:** -- showing  
[24] the road widened and the trees like are on the  
[25] second drawing we received?

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[1] **MR. BRACKBILL:** Yeah. I think -- I  
[2] think what, you know, we're basically going --  
[3] I mean this isn't the final development  
[4] plan. Chuck's going to have to review it,  
[5] Dekalb fire, roads and drainage.  
[6] I mean I guess what I would be asking  
[7] for would be an approval of the variance, you  
[8] know, based on the original plan, with the roads  
[9] widened to Dekalb County's requirements, because  
[10] they're not going to allow me to develop that  
[11] property with the driveways coming out on Turner  
[12] without widening it. They're going to make me  
[13] -- they're going to hit me up for some fire  
[14] hydrants, the --  
[15] **COUNCILMEMBER ROCHE:** So essentially we  
[16] would be giving you a variance and then you  
[17] would have to eventually produce something a  
[18] little more detailed --  
[19] **MR. BRACKBILL:** Yeah. I mean --  
[20] **COUNCILMEMBER ROCHE:** -- than the  
[21] original drawing.  
[22] **MR. BRACKBILL:** -- we'll never have the  
[23] -- until --  
[24] See, that's the other thing. Once we  
[25] get the land disturbance permit, then I have to

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[1] get as-builts produced that show all the  
[2] improvements. It comes back to the Commission  
[3] for the plat to be signed and approved and  
[4] recorded.  
[5] I can't get building permits till the  
[6] plat's recorded, so you get one last look at the  
[7] final as-built drawing, and then you can say  
[8] "Well, that doesn't reflect what we approved" if  
[9] I didn't do it.  
[10] In other words, this is just giving me  
[11] confidence to go forward to spend more money --  
[12] **COUNCILMEMBER ROCHE:** I understand.  
[13] **MR. BRACKBILL:** -- to do the design  
[14] work.  
[15] **MR. ENTSMINGER:** Well, Mr. Crawford,  
[16] didn't the Planning Committee approve this first  
[17] drawing?  
[18] **MR. CRAWFORD:** The first drawing?  
[19] Actually, the first drawing -- we did approve  
[20] the first drawing because of the recommendations  
[21] that were made from the neighborhood.  
[22] But I feel -- and I don't have the  
[23] other Planning Commission members here, but from  
[24] the faith I have in them and working with them  
[25] for so long, I believe, as the chairperson, that

[1] I would agree that they would -- if Mr.  
[2] Brackbill was going to go back and go back to  
[3] the original drawing and widen the driveway to  
[4] satisfy the residents in that neighborhood, I  
[5] don't really feel like they would have a problem  
[6] with it. But if you wanted an official vote,  
[7] we'd have to get back together again. In my  
[8] mind's eye, I don't see as they would be opposed  
[9] to it, and I would think that they would want to  
[10] see this project move ahead.

[11] **COUNCILMEMBER BATES:** Mr. Ambrose,  
[12] would you concur with that statement?

[13] **MR. AMBROSE:** James Ambrose, Planning  
[14] Commission. I do agree with it. And I was late  
[15] getting here, but I've been hearing you-all talk  
[16] about it. And all the man is asking for on this  
[17] hearing is a variance so he can proceed, and  
[18] we've turned this into talking about everything  
[19] from what's going to be in the house, how big  
[20] it's going to be, to everything else, and all he  
[21] wants is his variances so he can go further with  
[22] his diagram and plats for you-all to look at.

[23] This is not a locked-and-sealed thing  
[24] for him. He has to do a whole lot more before  
[25] he can get the houses built.

[1] **MR. BRACKBILL:** The zoning code  
[2] requires 85 feet at the front building setback,  
[3] and Chuck has told us that his interpretation of  
[4] that means it has to be that at the rear  
[5] building setback line as well. I'm not quite  
[6] sure about that, but if that's what he says, I  
[7] got to go with it.

[8] So basically at the rear -- where the  
[9] rear building lines are, the minimum we have is  
[10] 55.

[11] **MR. WEED:** So you need at least two  
[12] variances, one for the 85 foot front building  
[13] setback and then 55 in the rear.

[14] **MR. BRACKBILL:** No. It's only width.  
[15] We're good on the setbacks.

[16] **MR. WEED:** Okay. Thank you.

[17] And then the 55 rear width; correct?

[18] **MR. BRACKBILL:** Oh, no. Just the lot  
[19] width.

[20] **MR. WEED:** Total.

[21] **MR. BRACKBILL:** 85 to 55.

[22] **MR. WEED:** All right. So the variance  
[23] you're requesting tonight is an 85-foot to 55-  
[24] foot width variance.

[25] **MR. BRACKBILL:** Building width.

[1] But I can't understand how come we're  
[2] doing all this talking about everything but the  
[3] variance until he brought it up about five  
[4] minutes ago.

[5] **COUNCILMEMBER BATES:** I move to grant  
[6] the variance.

[7] **MR. WEED:** Before you do that, does  
[8] everyone understand what the variances are that  
[9] are required?

[10] **COUNCILMEMBER ROCHE:** Yeah. Basically,  
[11] the only var- --

[12] **COUNCILMEMBER FLEMING:** I think the  
[13] variances need to be defined so that we know  
[14] what we're voting on.

[15] **MR. WEED:** And I concur with Councilman  
[16] Fleming. I, for one, do not understand what the  
[17] exact variances are that are being requested,  
[18] and I'm your lawyer, and I haven't seen the  
[19] application, so I --

[20] **COUNCILMEMBER ROCHE:** You may want to  
[21] (presenting) --

[22] **MR. WEED:** All right, Mr. Brackbill,  
[23] would you come up here with me real quick? Tell  
[24] me exactly what variances you want because the  
[25] rubber's got to meet the road.

[1] **MR. WEED:** All right.

[2] **MR. BRACKBILL:** Lot width. Minimum lot  
[3] width. And the code defines what lot width is.  
[4] It's the width of the house at the front yard  
[5] building setback.

[6] **MR. WEED:** Were there any other  
[7] variances you want that are actually in the  
[8] application that --

[9] **MR. BRACKBILL:** No.

[10] **MR. WEED:** -- you've applied for?  
[11] Okay. Thank you very much.

[12] Ladies and gentlemen, does that clear  
[13] it up?

[14] - - -

[15] (Inaudible discussion at Council table.)

[16] - - -

[17] **MAYOR JENKINS:** We have a motion if you  
[18] will --

[19] **COUNCILMEMBER ROCHE:** I'll second it.

[20] **COUNCILMEMBER ALEXANDER:** Do you need  
[21] describing and modify his motion or --

[22] **MAYOR JENKINS:** Wait just a minute.

[23] **MR. WEED:** No.

[24] **COUNCILMEMBER ALEXANDER:** Okay.

[25] **MAYOR JENKINS:** I'd like to hear what

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[1] the motion is.

[2] **COUNCILMEMBER BATES:** Move to accept

[3] the variance as requested.

[4] **MAYOR JENKINS:** Do we need --

[5] **MR. WEED:** And the variance it is my

[6] understanding would be a variance from the lot

[7] width as set out in the ordinance from 85 feet

[8] to 55 feet.

[9] Is that correct, Mr. Brackbill?

[10] **MR. BRACKBILL:** I think -- yes. And we

[11] could make it conditional that there be no more

[12] than five lots, so if we came up with a magical

[13] way of getting more than five, you know, then we

[14] know that it's limited to five.

[15] **COUNCILMEMBER BATES:** I will amend my

[16] own motion to put the condition of a maximum of

[17] five lots.

[18] **MR. BRACKBILL:** Is there a second to

[19] that?

[20] **COUNCILMEMBER ROCHE:** I'll second it.

[21] **MAYOR JENKINS:** Anymore discussion?

[22] **CLERK BLACKMON:** Councilmember

[23] Alexander?

[24] **COUNCILMEMBER ALEXANDER:** Yes.

[25] **CLERK BLACKMON:** Councilmember Bates?

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[1] **COUNCILMEMBER BATES:** Yes.

[2] **CLERK BLACKMON:** Councilmember Fleming?

[3] **COUNCILMEMBER FLEMING:** Yes.

[4] **CLERK BLACKMON:** Councilmember Pittman?

[5] **COUNCILMEMBER PITTMAN:** Yes.

[6] **CLERK BLACKMON:** Councilmember Roche?

[7] **COUNCILMEMBER ROCHE:** Yes.

[8] **CLERK BLACKMON:** Councilmember

[9] Spangler?

[10] **COUNCILMEMBER SPANGLER:** Yes.

[11] - - -

[12] (Applause)

[13] - - -

[14] **COUNCILMEMBER ROCHE:** Congratulations,

[15] Mr. Brackbill.

[16] **COUNCILMEMBER ALEXANDER:** Thanks for

[17] your patience.

[18] **MR. WEED:** It's a boy.

[19] **COUNCILMEMBER BATES:** Move to adjourn.

[20] **COUNCILMEMBER PITTMAN:** Second.

[21] **MAYOR JENKINS:** Call the roll.

[22] **CLERK BLACKMON:** Councilmember

[23] Alexander?

[24] **COUNCILMEMBER ALEXANDER:** Yes.

[25] **CLERK BLACKMON:** Councilmember Bates?

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[1] **COUNCILMEMBER BATES:** Yes.

[2] **CLERK BLACKMON:** Councilmember Fleming?

[3] **COUNCILMEMBER FLEMING:** Yes.

[4] **CLERK BLACKMON:** Councilmember Pittman?

[5] **COUNCILMEMBER PITTMAN:** Yes.

[6] **CLERK BLACKMON:** Councilmember Roche?

[7] **COUNCILMEMBER ROCHE:** Yes.

[8] **CLERK BLACKMON:** Councilmember

[9] Spangler?

[10] **COUNCILMEMBER SPANGLER:** Yes.

[11] - - -

[12] (Whereupon, the meeting was adjourned at

[13] approximately 7:45 p.m. the same day.)

[14] -o0o-

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[23]

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[25]

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[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 30th day of July, 2008.

[16]

[17] \_\_\_\_\_

[18] Theresa Bretch, CCR

[19] Permit No. B-755

[20]

[21]

[22] [SEAL]

[23]

[24]

[25]

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