

**MINUTES**  
**HEIGHT IN RESIDENTIAL DISTRICTS STAKEHOLDER GROUP**  
**10-22-09**

**Stakeholders In Attendance:**

Ann King	Carolyn Millen	Natalie Beard	Caroline Tate
Gwendolyn Johnson	Stan Howey	Susan Lindsay	Miriam Martin
Rebecca Anderson	Bill Nichols	Pamela May	Louise Barden
Janelle Travis	Andy Munn	Katie Zender	Barbara Highfill
Sandy Weathersbee	Bob Williams	Peter Tart	John Fryday
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**Staff In Attendance:**

Katrina Young, Planning Department	Laura Harmon, Planning Department	John Howard, Planning Department
Sonda Kennedy, Planning Department	Sandra Montgomery, Planning Department	Shad Spencer, Planning Department

Katrina Young welcomed everyone to the meeting, which began at 6:07 p.m. Ms. Young introduced herself and stated that the purpose of this meeting is to provide an educational session, requested by some stakeholders.

**I. *Planning Process (Policy Plans)***

Ms. Young discussed the topic of:

What a plan is and what a plan is not.

She then introduced Planner John Howard who provided an overview and information on the following topics:

- Hierarchy of Plans (policy plans and geographic plans)
- Area Plan Development Process
- How are Plans Implemented?

**II. *Plan Implementation***

Ms. Young then presented information on the following topics:

- Zoning Ordinance
- What is Zoning?
- Types of Zoning Districts
- Zoning and Plans

**III. *Definitions and Examples***

Ms. Young reviewed definitions and showed illustrations for the following terms:

- Abutting
- Adjacent
- Grade (average)

Height  
Nonconforming structure  
Required setback  
Required side yard  
Required rear yard  
Residential use

Illustrations were also provided, with explanations showing the following:

Where a setback is measured from  
Through lots have two setbacks  
Increased side and rear yards allow increased heights  
Height plane of 5:1  
Pictometry to measure building heights  
Address of a structure 60' tall (2410 Roswell Avenue)  
Address of a structure 80' tall (2222 Selwyn Avenue)  
Address of a structure 130' tall (1530 Queens Road)

**IV. Conclusions**

Ms. Young summarized that plans are not laws. Zoning is a tool used to regulate how land can be used. There are three types of zoning districts: by right districts, conditional districts with site plans, and by right districts with conditions and a site plan. Building heights are determined by what zoning district the structure is located in. Most zoning districts use side and/or rear yards to determine the maximum height allowed.

The meeting was adjourned at 7:45 p.m.