

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.