

Audio file

[HD Community Meet 1 aud 9-7-23.m4a](#)

Transcript

00:00:00 Speaker 1

Would ask.

00:00:02 Speaker 1

I would ask that you do that even for folks online to be able to submit a a handout because it's it's nice to have your comments in your own language, your own words, and have a record of everything that you think is really helpful for us as we're gathering input and knowing what people think. So I encourage.

00:00:22 Speaker 1

You to do that.

00:00:27 Speaker 1

OK, so here's where we are in the process. There was a a group formed a historic district Focus group from the neighborhood that was formed a working group to explore options that entered into a more broader community process of.

00:00:45 Speaker 1

Community surveys were distributed and we had some community meetings and then there was a vote taken at CPO meeting to that said, we wanted to move forward to the next step of the process.

00:00:56 Speaker 1

Says to basically this part of the process is allowing us to put more detail to what would a historic district look like based on your input. So we're in that process of wanting to hear what do you think we know there's. There's definitely a diversity of opinions on this topic.

00:01:17 Speaker 1

Any neighborhood that that has this conversation has the full range of perspectives on this topic. There are those who don't like it and don't support it. There's those who love it. And then there's a lot of people in the middle.

00:01:32 Speaker 1

People who are trying to make up their mind and trying to understand well what is it and maybe I'd like it. Maybe I wouldn't like it. I just need more information. So we are in that process of now being able to talk in more detail. So we're not just talking abstract so people can start to have more information to make more informed decisions for yourself about.

00:01:52 Speaker 1

About how you feel about this.

00:01:55 Speaker 1

So that's the part of the process we're in now. We'll have four of these meetings between now and the end of the year and where we'll dive into different topics at every meeting, we'll get more and more into details and technical details as we go. Tonight is the night of a little bit more background.

00:02:13 Speaker 1

Of what? A?

00:02:13 Speaker 1

Historic district is, but as we move into subsequent meetings, it will get much more detailed next year would be the process of articulating what would the boundary of the district be. We have thoughts about that now, but next year would be putting more detail to.

00:02:31 Speaker 1

That based on the input that we hear through the rest of this year.

00:02:36

We would also.

00:02:36 Speaker 1

Be next year, putting forth some sort of a proposal for what we think represents the consensus of the Community. And then we would also expect next year that there would then be a vote on OK, is this what the neighborhood wants? So all those things would come next year based on the things that we'll be hearing.

00:02:57 Speaker 1

Now until the end of the year.

00:03:01 Speaker 1

A little background on historic districts in Atlanta, this is a map of the areas of Atlanta today that have historic districts. So there's 22 different historic districts in the city of Atlanta today. Six of those were created when the when the first districts were created in 1989.

00:03:23 Speaker 1

The historic preservation movement in Atlanta really began in the 80s and moments like trying to save the Fox Theater were moments in Atlanta that galvanized this historic preservation community. And so really began in the 80s. And the result of that work was they then started to work to create.

00:03:43 Speaker 1

Regulations for for historic districts in neighborhoods, and so six of them were created in 1989 and then now we have 22 of them. Last one was created in 2020 and it was Poncey Highland and Poncey. Highland is a good example of a neighborhood that never was able to.

00:04:01 Speaker 1

To find consensus and real majority support for creating a historic district and they talked about it and talked about and talked about it and then eventually the city said you.

00:04:14 Speaker 1

Know we're going to create some lighter ways of doing this, some ways of of regulating historic districts that are not as rigorous as they used to be.

00:04:23 Speaker 1

We're going to soften that and make it a little bit easier to do and tailor it to your needs.

00:04:29 Speaker 1

And so with that Poncey Highland realized. OK, well, that we could probably work.

00:04:33 Speaker 1

With so they had their own process similar to one like this that took more than a year of community conversations to then finally tailor their own regulations that they adopted in 2020.

00:04:48 Speaker 1

Some of the reasons why these districts are created there are properties in areas of of the city that are significant because they are reflection of some snapshot in time.

00:05:00 Speaker 1

And really, that architecture that is is is reflective of the building stock reflects a certain snapshot of time. So, so many people are interested in it because of that, you might say well, it's the, it's charming or it's the character of my neighborhood. And I I like that character of my neighborhood. You hear that a lot and a lot of time that's talking about this, that there was a certain.

00:05:22 Speaker 1

Kind of a snapshot of time that you don't see everywhere. You don't see that in the suburbs. You don't see it in, in, everywhere you go. It's a unique snapshot in time.

00:05:32 Speaker 1

They don't have to be. They don't have to be uniform. These can really be written to reflect the the local community that's getting that district. As I said, there's 22 of these and there's not A1 size fits all that every historic district has to have a house.

00:05:51 Speaker 1

It looks just like this. They really can be very different. There's a new a newer historic district in the city of Atlanta and Southwest Atlanta, and it is preserving the architecture of homes that were built in the 50s and 60s.

00:06:09 Speaker 1

And it's a totally different architectural style from the 20s and 30s bungalows. And so really anytime an area can get over 50 years old, it starts to become eligible for a historic district status.

00:06:25 Speaker 1

So they can be very diverse and and different. These also become planning tools that communities can get together and and say we want.

00:06:36 Speaker 1

To do this to to regulate future growth in this Community, we want to we want to use it as a tool for that. When we did your master plan 10 years ago, this was this was a thing that a lot of people were saying that they wanted. It wasn't enough to say, you know, OK, let's go forward and do it. But there was a lot of people.

00:06:58 Speaker 1

Even 10 years ago, talking about out of your master planning process that we need to do something to make sure homes that get that our current historic building stock is is preserved and new homes would reflect that.

00:07:16 Speaker 1

Also, people use historic districts.

00:07:19 Speaker 1

To tailor regulations to be more suited to your exact neighborhood in Atlanta zoning, you have a zoning designation. You have zoning districts in your neighborhood that are called R4. Some of the properties are zoned R5.

00:07:36 Speaker 1

Well, those zoning districts of R4 and R.

00:07:38 Speaker 1

5 they're in.

00:07:39 Speaker 1

Neighborhoods all over the city of Atlanta.

00:07:42 Speaker 1

And so your regulations for R4R5, whatever your house is, is the same R4R5 regulations of many neighborhoods in the city of.

00:07:51 Speaker 1

Atlanta. So there are neighborhoods who have realized that and also realize that, well, those zoning districts are not don't really match everything about our neighborhood. They're written.

00:08:03 Speaker 1

To sort of just be a catch all for many neighbors.

00:08:08 Speaker 1

And so there are many neighborhoods who realize that and and the reason why this comes.

00:08:12 Speaker 1

Up a lot.

00:08:13 Speaker 1

Is if you ever want to do something with your home. If you want to expand your home, you want to add on to your home. You want to rebuild your home. You will then have to comply with the regulations of R4 or R5 that are written to really.

00:08:28 Speaker 1

And not match exactly your neighborhood and so many.

00:08:32 Speaker 1

People in these kinds of neighborhoods start to realize I'm always having to get a variance. I have to go get special approval and go to all these hearings to to be able to do something with my property that just reflects, even if I just match what's there today, I have to keep, I have to get variances. So so a lot of neighborhoods start to.

00:08:52 Speaker 1

Pursue zoning like this to tailor the zoning so that what you have today is legal. It will no longer be illegal to have a certain whatever this the yards that you want to have the the dimensions of your yards or things, for example.

00:09:09 Speaker 1

Some neighborhoods feel like we wish new homes. Did things like had a front porch? Because that's our neighborhood has a lot of front porches and and so there's some neighborhoods who they'll use historic districts to to require that the homes on a block that have a lot of front porches, that they would have front porches.

00:09:29 Speaker 1

So all of that are examples of how historic districts can be used to be tailored exactly to what you would want the regulations of your neighborhood to be and no longer have just these more generic zoning districts that apply all over the city. So that's another good reason why these happen.

00:09:50 Speaker 1

And one just yeah, point here is on the historic districts is it's really all about the exterior of a home. So some folks, you know, you may have heard in New York, I heard they did this or I've heard in other places they.

00:10:04 Speaker 1

Can be used to restrict this.

00:10:06 Speaker 1

Or that paint colors? Or if I renovate my kitchen.

00:10:09 Speaker 1

You always hear these Horror Story.

00:10:12 Speaker 1

So in Atlanta, that's not what they do, and they're really about the exterior, and there's nothing on the interior of a home that a historic district would be, you know, preventing you from doing and also doesn't get into like, what color paint you have on your house.

00:10:31 Speaker 1

So a little bit on just the development history of Candler Park.

00:10:36 Speaker 2

OK. Oh yeah. So I just wanted to talk a little bit about the developmental history of Candler Park, because it's part of what we do is writing that period of establishing that period of significance. And part of that involves looking at the neighborhood, which is one reason why we gave everyone a map.

00:10:55 Speaker 2

Or we we created this map with the dates of construction throughout the neighborhood. Just kind of so you can see like how the neighborhood developed and kind of get in start to I mean a lot of you probably know the story. You know we were that Candler Park was a or my photos in here.

00:11:13 Speaker 2

OK. All right. I'll just tell you about it.

00:11:16 Speaker 2

I did have.

00:11:16 Speaker 2

Photos. But so you know Kindler Park was originally a city of Edgewood. And so that's why we have a lot of there's some Victorian homes. You have some big Victorian homes and you have some larger ones. You know, some larger Victorian homes like.

00:11:33 Speaker 2

The well, Craig, the the Craig's house is on Oakdale, corner of Oakdale and Benning. And there's several other Victorian era homes. Those are from like the late, like 1890s up to 1900 that were constructed in the neighborhood, mostly along Oakdale. And they're mostly near the Marta station. So like Iverson mill.

00:11:54 Speaker 2

And Candler Park Drive, because Candler Park Dr. used to be Mason Ave. that was the center of the town of Edgewood, was essentially at the Marta station. You also have a few older homes on Josephine. However, those were all kind of built after the turn of the century, right before Edgewood. The town of Edgewood became or became part of the city of Atlanta.

00:12:13 Speaker 2

So we were annexed into the city of Atlanta in 1909 and that's really when you see a lot of the development happening. So all these Chandler, the the bungalows, they are kind of quintessential Candler Park that you see everywhere. There's a lot more of those than the Victorian homes.

00:12:29 Speaker 2

And so those are and those are kind of March up the street. So that's when developers really moved into the neighborhood after it after it was about to become and as it became and when it became part of the city of Atlanta. And they also you can see how developers like divided up you know blocks here and there you know page was developed you know was created by 1 developer and so all those houses weren't necessarily built.

00:12:52 Speaker 2

At exactly the same time. But lots would have been bought and then built, built, owned by builders or homeowners. So you have a lot of pairs of houses or three houses in a.

00:13:00 Speaker 2

Row that are the same.

00:13:02 Speaker 2

Because builders would have built them, but also homeowners would buy and use use plans or use or get a builder to build.

00:13:09 Speaker 2

Them a house. Then, of course, you know, Candler Park was almost completely developed. And I think on.

00:13:15 Speaker 2

The for those.

00:13:16 Speaker 2

Of you who are on zoom, there is there are a few maps linked on the website and I'll make sure to provide these.

00:13:23 Speaker 2

Material this materials with some images later on the website for every.

00:13:29 Speaker 2

But by 1928 and 30, really, the whole neighborhood was developed except for the really upper part of Oakdale and around Mary Lynn. That was that was fairly undeveloped there. But most of the neighborhood was developed with bungalows and the Victorian era houses and apartments and commercial districts as a, you know, street by then, it was a street.

00:13:51 Speaker 2

By 1930, and that's really evident on there's a 1928 thirty map that shows like building footprints. It's really, really cool to see.

00:14:00 Speaker 2

So, but then, after World War 2, there was, you know, that empty space at the top of Oakdale and North and North Avenue. And so a lot of, you know, about the post World War 2 housing boom. So we do have some houses from that period. Some of them were built a little before World War 2, but a lot not a lot because there's not a lot but 1940s and 50s houses.

00:14:20 Speaker 2

Post World War 2 or mostly congregated at the North End of Oakdale and the North East end of North Avenue. And then, of course, then that's really when the houses stopped construction. So that's, you know, there's some. This is how we think about periods of significance, I guess, is what I'm trying to say. Houses weren't really constructed after 1955.

00:14:40 Speaker 2

Chandler Park, but then starting in the 50s and into end through 1963, the apartment complexes were developed on the large remaining large lots that were in in the neighborhood. So those those large lots that were like the Oakdale Apartments and the binding place apartments and the Goldsboro.

00:14:59 Speaker 2

And Candler Park condominiums were all, though not all, of them, but most of them were, where there was a older home, a bigger a much bigger home with a surround with an estate around it. And so those those homes were demolished, and the new and these apartment complexes built. And that was something that was happening all over the city.

00:15:18 Speaker 2

Was this was this apartment construction.

00:15:21 Speaker 2

You see it a lot in Virginia Highlands too, so that's also part of our story. But you can see when you look at this map, you can see how that has a specific timeline like those apartments were built at a specific time. And then I mean that and that's really our developmental history, I guess. So including all those commercial buildings and apartments and everything. So just something to think about when you're walking around.

00:15:42 Speaker 2

And and yeah, I'll post some pictures later.

00:15:47 Speaker 1

So in 2005, an effort was undertaken to create a National Register listing for the neighborhood, and so a National Register is it doesn't have any real implication locally. So your your regulations don't change, but it's something that is done nationally.

00:16:06 Speaker 1

Just to recognize a place that has historic significance, there is work that goes into creating these and getting them sort of recognized and and just to submit this, I think it's the Department of the Interior, the that you see.

00:16:22 Speaker 1

To and then they they review, you know, is this place really historic? And then they they certify it or not. And so there are many neighborhoods in Atlanta that are National Register neighborhoods but are not locally designated historic districts. But but that happened here. There was a 2008.

00:16:43 Speaker 1

Infill committee that's at a time when what people started to call the McMansions were getting built in neighborhoods in in, in the city. So there was a 2008 group that that met to start to talk about. What do we do about that? How do we feel about it? Many neighborhoods were.

00:16:59 Speaker 1

And that that then led to the beginnings of the discussion of, well, let's also think about other issues in the neighborhood. And so 2013, the neighborhood master plan was done that looked at all aspects of the neighborhood parks, open space housing, your commercial districts, the area around Marta.

00:17:21 Speaker 1

A lot of things were were discussed in that master plan as is.

00:17:26 Speaker 1

Most people who engaged in that process wanted to see something done to to retain this, quote, UN quote character of the neighborhood. And so that was feedback we were hearing in that process 2018 development.

00:17:46 Speaker 1

Committee and I'm not sure what that is.

00:17:51 Speaker 2

Yeah, we had a development committee when we were talking about just kind of like talking about historic designation. Again there was some.

00:17:57 Speaker 2

It's when the duplexes started being built, and so we had a development committee that lasted for a few months, just to kind of study what else we could possibly do to, you know, if there was something besides a historic district that would work in the neighborhood. That's what that was. And then the zoning committee did in like the next year.

00:18:18 Speaker 2

They did the R5C so rezoned R5 to R5C, which was an attempt to do something without going as far as a historic district. So most of you know.

00:18:27 Speaker 1

About that. And then 2021 was the launch of this specific historic District committee.

00:18:36 Speaker 1

So what does a historic district entail in Atlanta? So I've mentioned there's a lot of flexibility now. These would be the things that are more core and essential to a historic district and outside of this, there's a lot of diversity.

00:18:53 Speaker 1

So the period one is that there has to be an established period of significance and that that has to be yes.

00:19:24 Speaker 1

Oh yeah, the IT was a comment about the the the there is a period of significance here. I think some of the areas you described, you said it was a white only neighborhood is that you're saying yeah, yeah.

00:19:36 Speaker 1

Yeah. And in just a minute, I'm going to get to stop and then we do want lots of questions and comments. OK, so, so what's essential to a historic district there doesn't have to be a period of significance that it's got to be really over 50 years old. There should be, you know, building stock still in the neighborhood that are reflective of that.

00:19:58 Speaker 1

Period of time. It doesn't have to be 100% of the of the buildings from that period of.

00:20:03 Speaker 1

Time, but there does have to be some sort of significance of of existing structures.

00:20:10 Speaker 1

So that's a that's an element that you have to define what that period of time was when you create a district. And again, it's a sort of sliding scale because it's typically you just need to be older than 50 years old. So but it does have to reconcile with, you know, the the buildings that are in that neighborhood. You can't say your period of significance is 19.

00:20:30 Speaker 1

70 and then it's, you know, from the 1870s.

00:20:36 Speaker 1

There have to be structures that are then documented as being OK. Those are the structures then that are going to be considered to be contributing, which really just means those will be the historic structures and then that will mean when when regulations get created, it would mean that there are.

00:20:55 Speaker 1

Some regulations for existing.

00:20:58 Speaker 1

Contributing structures or historic structures. And then if you had a property that didn't have a contributing structure either because the building was too old or too new, or you may have a property with no building on it, then there would be a different set of regulations in that district for those kinds of properties. And again, there's diversity in how you.

00:21:20 Speaker 1

Handle that in Poncey highland.

00:21:22 Speaker 1

They said if you if you don't have for your non contributing structures, you could do modern house s. They didn't care what the architectural style of of properties that didn't have you know, historic or contributing structures would be so that. So the second part here is that you do have to document these.

00:21:42 Speaker 1

Are the homes or these are the buildings that are going to qualify now as being historic or contributing?

00:21:50 Speaker 1

There are limits placed in in any historic district. When you have a contributing structure or a historic structure, then there are limits to how easy it is to demolish that structure. It really becomes very difficult to demolish that structure. There are some.

00:22:10 Speaker 1

Provisions made for for structures that are beyond a state of, you know, repair that they are.

00:22:17 Speaker 1

They're they're unsafe, but, but typically you know, and especially neighborhood like this, you don't have a lot of homes like that that are derelict and abandoned. And the roof is falling in. So. But but that's a real central bedrock tenant of historic districts in Atlanta.

00:22:38 Speaker 1

Even the ones that are flexible like Poncey highland that are much more nimble, this is a.

00:22:45 Speaker 1

Poor element of a historic district is that when your property or your the building is designated as a historic building or contributing building, then it's you really can't just get a permit to demolish that building. So that's a big deal. That is a that is a big part of historic districts and.

00:23:05 Speaker 1

Then, as I said, there would then be regulations in any historic district for.

00:23:10 Speaker 1

OK, these are the regulations for your buildings that are contributing. And then there's other regulations for buildings that are not contributing. And again, that's whatever your neighborhood would want that to be. In Poncey Highland, they wanted it to be whatever you wanted to do for non contributing in other neighborhoods.

00:23:31 Speaker 1

Like Inman Park, for example, Inman Park has a historic district.

00:23:34 Speaker 1

And for their non contributing structures or properties that have no buildings on it, they they still want new construction to have some elements that make it look like the older buildings. And but again that that's really how your preference for how you would want.

00:23:54 Speaker 1

Your your district to be.

00:23:58 Speaker 1

And then historic districts can operate in one of two ways. They can completely replace your current zoning. So I've mentioned to you that many of your properties.

00:24:13 Speaker 1

In your neighborhood are either R4 zoning or R5 zoning.

00:24:17 Speaker 1

You can have a historic district that replaces all of the R4 and the R5 zoning. It goes away and now your new zoning district would be called the Candler Park Historic District. That would that would contain all of the regulations you would need to know for what you can and can't do with your property.

00:24:38 Speaker 1

There's other neighborhoods who have chosen to keep their existing zoning, and then they do what it's called an overlay. So the historic district becomes an overlay that sits on top of from a regulatory perspective, it is. It is on top of the current R4 and R5.

00:24:58 Speaker 1

Regulations. One reason why you would do that is if, for example, you didn't want to change R4 and R5 tell you you can have single family houses you can have in R5. You can have two family.

00:25:12 Speaker 1

Houses. It even tells you what square footage of homes you can have. If you didn't want to change those things, you still wanted R4 properties to have single family homes and our five properties to have two family homes and single family homes, well then you wouldn't need to change our four and.

00:25:31 Speaker 1

Our five, yeah.

00:25:32 Speaker 2

Can I say another reason you could do the overlay is because if the if the zoning changes, then that density that whatever changes in the zoning come, then your your historic district still lays on top of it. The overlay zoning still lays on top, but the zoning underneath can change. So that's another. That's kind of how we're thinking about.

00:25:53 Speaker 1

So these are two options, historic zoning that just is completely replacing all the old regulations or historic district that now sits on top of your current regulations. And then you would work with both of them and the historic district would.

00:26:12 Speaker 1

In a lot of cases supersede the regulations of R4 and R5, but the historic district could also be silent on some things, and then it would default to the your current zoning. Kind of kind of technical. But those are two ways that this can be done.

00:26:31 Speaker 1

OK, so let's take a moment just to make sure we're hearing from people.

00:26:37 Speaker 1

So we've talked about our process and the schedule we've outlined of what we want to do this year and the conversations we want to have and then what would be happening next year. We've talked about this idea of period of significance.

00:26:52 Speaker 1

And that's and then we also talked about the elements that are essential to any historic district. You know, hard to to demolish a home. You have to have a period of significance. You have to designate structures as contributing or not contributing any. Any conversation questions, comments on that.

00:27:12 Speaker 2

We we really need people to speak into the MIC because people in the room.

00:27:17 Speaker 5

Just speak into the mic.

00:27:37 Speaker 6

So the question that I have as far as oh sorry, I'm pretty loud, so I hope people are OK. All right, all right. So as far as the local districts and the city of Atlanta is concerned.

00:27:53 Speaker 6

Does the district have to be listed or eligible for the NRHP in order to be considered a historic district? And I also have a question about the contributing versus non contributing language. Is that also follow NRH criteria or do they are they evaluated independently just purely off of HP?

00:28:08 Speaker 7

So if you had.

00:28:10 Speaker 6

Building that was, you know.

00:28:12 Speaker 6

Greater than 50 years old.

00:28:14 Speaker 6

But lacked integrity. Mm-hmm. By NRHP standards, would that be considered? And especially considering there's already been work done on the NRHP listing is, I am just curious about the relationship between those things, where they're totally independent.

00:28:31

Right.

00:28:33 Speaker 1

Yeah, yeah, I think, I don't think it's unrelated.

00:28:38 Speaker 1

The Urban Design Commission is the Department of the city that that regulates. These administers them and that.

00:28:44 Speaker 1

You would you would, we would work hand in hand with them to create these. They kind of take a a holistic picture. There's a lot of work you have to do as a neighborhood to even sort of produce the documentation of the homes.

00:28:58 Speaker 1

The condition the homes are in which homes are from this period of time and they are using those sort of factors and when they're reviewing all of this.

00:29:07 Speaker 1

I I couldn't say. I don't know how scientific that is in terms of how they score things and and great things. But yeah, if there was an, if there was an area being submitted for nomination and there was very little, you know, historic fabric in the community in these buildings.

00:29:27 Speaker 1

They wouldn't be able to move forward but but just thinking about some, you know, recent example.

00:29:33 Speaker 1

I think Poncey Island is is a good example, so you just that neighborhood went through and got adopted. And so it has similar kinds of homes. You know that they were of a certain time there were renovations there were add-ons, there were things that was done and it was able to get through this process of of being.

00:29:52 Speaker 1

Eligible to be a local district. So it's a good sort of comparison.

00:30:02 Speaker 8

And the property that was previously recommended as being not contributing to the district for the entrance fee.

00:30:12

MM.

00:30:19

Well, yeah.

00:30:22 Speaker 1

Yeah, that's a good.

00:30:22 Speaker 2

The the NR currently has a ending period of 1955, so it includes all those houses that were built post war houses as contributing the ones that aren't significantly altered anyway and.

00:30:37 Speaker 2

And so I think, yeah, if our district, if our period of significance ended for example in 1920 then then yes, we would have all these houses built after 1920 that would not be considered not contributing by the city by the local historic district. So we it's a different district and you set this depending on when you set your period of significance.

00:30:58 Speaker 2

Which is part of the planning process. I mean like it is historic and there's a story to tell. But there's also like.

00:31:05 Speaker 2

This is a a way we plan to see how much of the story we want to keep, I guess.

00:31:09 Speaker 2

Is one way to think about it.

00:31:09 Speaker 6

I'm also thinking about the converse.

00:31:11 Speaker 6

Of that where you.

00:31:13 Speaker 8

Think that it's.

00:31:18 Speaker 6

You know, but sorry, but from, like, the street, it looks very modern. Would you be subject to?

00:31:26

Right.

00:31:28 Speaker 1

Right. Yeah, this, those are all things we'd have to get into. You would have to do a lot by lot assessment of what do we think then what do we think not in these are the conversations you'd have because there there will be some lots that are the the original homes gone, something new got but.

00:31:46 Speaker 2

For it significantly altered.

00:31:46 Speaker 1

And then right. Yeah, right. That that's going to be the detail. This will have to get into is a lot by lot assessment of those kinds of things.

00:31:55 Speaker 2

And I think the city makes the final call on that. It's not, it's not us making a call. If your house is contributing or something, but but it the the cut off the like baseline, is that what you have the period of significance establishes a.

00:32:01 Speaker 10

Right, right, right.

00:32:08 Speaker 2

This line so like my house may have been built in 1910, but it doesn't look like it anymore, so it's non contributing, but from the baseline it would be. But if you if a city looks at it, it's not.

00:32:19 Speaker 1

Yeah, yeah.

00:32:21 Speaker 2

Contributing anymore so.

00:32:22 Speaker 1

Yeah, yeah, the creation of the map of of designating every parcel is a painstaking process and and absolutely every property owner will, you know, many of them will have opinions and want to weigh in and. And there'll be conversations. And so it's a there's a lot of work to be done on that part of the process.

00:32:44 Speaker 2

One more question and then.

00:32:47 Speaker 4

Great. Well.

00:32:49 Speaker 4

Well, I I have a million questions, but I'll limit myself to just to the first one of which I think is really quick. The 10 to 14 month process, when did the clock start on that? Did that start in March? Does that start now?

00:33:04 Speaker 11

Then it's.

00:33:06 Speaker 5

You know? And then go through.

00:33:07 Speaker 5

An easy thing and started.

00:33:08 Speaker 8

Emily, do you want to use the mic?

00:33:10 Speaker 2

If it started in March, then this will go through at least May. That's fourteen months if it's. If we say if y'all, if it's if we say it started in August then it could go through May through what's two months after August, October.

00:33:26 Speaker 4

So then you would say that the earliest we would expect to vote on this would be at the absolute earliest May 2024. Thank you. OK. That's my first question. My second question is regards to something Aaron said. So if these historic district regulations can supersede current zoning, are there any still like, alright, let me just take an extreme example. That would never happen. But like if we.

00:33:48 Speaker 4

Said we want no setbacks.

00:33:50 Speaker 4

Like those are gone. Like is that OK or is there any other like baseline zoning type stuff we wanna cover 100% of the land with impermeable surface and we want no setbacks.

00:33:59 Speaker 4

Like could we say that? Yeah.

00:34:05 Speaker 1

Yeah, it's a.

00:34:08 Speaker 1

That's a great question. I mean, you know, whenever you do these things, there is, you know what the neighborhood wants. And then inevitably, you're working with the city staff and then they have opinions about things and so.

00:34:24 Speaker 5

Yeah, there could.

00:34:25 Speaker 1

Be things that maybe that would be.

00:34:26 Speaker 1

An example of.

00:34:28 Speaker 1

You know a city staff or a Council member or somebody saying I don't know that this is a good idea. I mean that.

00:34:35 Speaker 1

Could happen but.

00:34:36 Speaker 1

But no, you could. There's not a lot in the zoning regulations that really have a no, you can't do that or you can't do that. It's more of most what you've got to get consensus. You know, nothing will ever get approved.

00:34:49 Speaker 1

Even out of the CP and O if if most people are not supportive of it, the only other thing I would add to that though.

00:34:56 Speaker 1

Is there are?

00:34:58 Speaker 1

Or other just building codes that oftentimes do start to play in, that can mean your zoning it sort.

00:35:07 Speaker 8

Of it it.

00:35:08 Speaker 1

Overrules your zoning. So for example, there's a fire code in the city of Atlanta, and that can talk about how close buildings can be to another building. And depending on what your window.

00:35:19 Speaker 1

How much window you have next to another building? And so there's fire code. There's an International Building Code that regulates some things like this so.

00:35:28 Speaker 1

There's little things like that, but for the most part, if it's in the zoning and you want to change it as part of your historic district, you really could. Most things in there. You really can make it.

00:35:38 Speaker 1

What you want it?

00:35:42 Speaker 1

Yeah, yeah, yeah. And. And the biggest thing that keeps it from being, I think from going off the rails is really it's this, that you got to emerge from a community with consensus. And so that kind of keeps it either from not.

00:35:56 Speaker 1

Happening, which is there are neighborhoods who talk about these things and it never progresses or it just keeps things sort of like, you know, we gotta live with this and so.

00:36:07 Speaker 2

I see there's a few more questions here, but let me check with Scott and see if there's any questions on the zoom. Are there questions you want to read or?

00:36:15 Speaker 2

People who want to.

00:36:18 Speaker 5

OK.

00:36:19 Speaker 12

James Rose asked.

00:36:22 Speaker 12

Does the prohibition on demo apply to other structures like detached garages?

00:36:30 Speaker 1

That's a good question. Make sure we write that down. There's a lot of things we may hear through this process that are going to be, oh, we'll we'll find out about that and and.

00:36:37 Speaker 1

Get back to.

00:36:38 Speaker 1

You. That's a. That's a really good question. I don't know the answer. I don't know if anyone in the room would know the answer to that.

00:36:47 Speaker 1

I I would.

00:36:48 Speaker 1

Think I know that.

00:36:51 Speaker 1

A. A garage in the backyard of a house. You know, the accessory structures are not typically considered to be the contributing structure, so I know that. And so I would imagine then that a garage since it's not really the contribute structure could be demoed.

00:37:11 Speaker 1

But that would be a question I'd like to run down and we could get an answer for that.

00:37:16 Speaker 2

Yeah. One thing you do and we'll talk about, I think Aaron's gonna talk about this more as you establish a compatibility zone or.

00:37:22 Speaker 2

You know what, what is your area of compatibility on a property and that could be just, you know, the very front of a house or, you know, the front front of a house and 10 feet back or it could be the whole house, but probably. So I think what he's talking about why it might not be a factor.

00:37:36 Speaker 2

If it's in the back is because often the compatibility zone does not include the rear of.

00:37:41 Speaker 2

Your property so.

00:37:44 Speaker 2

Yes, we'll get back to that.

00:37:48 Speaker 12

Next question for Mary Cox. If you are contributing, if you are a contributing home and 1/4 to 1/2 of your house burns down, do you have to keep the part that is burned? How does?

00:37:58 Speaker 12

This work.

00:38:00 Speaker 1

Yeah. So the in in the city of Atlanta.

00:38:04 Speaker 1

If more than 50% of the value of the home is is been damaged, I'm I keep acting like you just asked me that. But if more than 50% of the value of the home is is now gone, and then you can you can redo the.

00:38:21 Speaker 1

Whole thing. That's the typical sort of rule of thumb. This can get real. You know, how do you determine that? How do you show that it was 50%? I mean it's you have to kind of make a case for that, but that is the the standard in the city of Atlanta is is 50% or more values been.

00:38:42 Speaker 1

Has been, yeah. Lost. Then you can.

00:38:45 Speaker 1

You can do what you want.

00:38:51 Speaker 1

Well, well, in a non contributing, the same would apply, but what would be different is in a non contributing well I guess it wouldn't be the yeah and non contributing you could demo the whole thing and you'd still have to just follow the regulations for non contributing. So really wouldn't.

00:39:07 Speaker 1

That wouldn't be a big, big difference.

00:39:10 Speaker 1

Yeah, yeah. Then that would be gone. That structure is no longer there. It is not contributing. And now the new one would follow the non contributing rules, yeah.

00:39:20 Speaker 2

I guess the good question would be if 25 to 50% happened in the front of your House compatibility zone, that might be a question we.

00:39:30 Speaker 2

Have to ask.

00:39:32 Speaker 2

OK, let's ask.

00:39:34 Speaker 5

You're handsome.

00:39:36 Speaker 7

Hey so this may be a a broad question or one that is answered in a later session, but I'm curious what the actual goal.

00:39:46 Speaker 7

Of establishing A historic district is, especially if we were to take the overlay approach, it seems like it's really just saying you can't touch these buildings. Everything else, we don't really care about. It's whatever is already existing in the the current zoning is the whole thing, just to maintain.

00:40:06 Speaker 7

Some kind of like aesthetic identity of the neighborhood? Or is there more to it than I'm missing?

00:40:14 Speaker 1

I mean, you might want to speak to this, but I'd say, you know, I mentioned about this time last year we did. We tried to put out a Community survey survey and we got a lot of responses. I think we got like 200 or so responses.

00:40:28 Speaker 1

The vast majority of people who responded to that said like they want to preserve the character. This kind of, you know, whatever you want to call it, the bungalow character, the some people said the.

00:40:45 Speaker 1

Victorian character. So I do think it's aesthetic and architectural and then a lot of a lot of people really do see that as something that is a quality of this neighbor that they'd like to see retained. There's another part of it that I would answer it by saying there are people as well.

00:41:05 Speaker 1

To what I mentioned a little while ago that they're tired of having zoning regulations that don't match their actual home.

00:41:13 Speaker 1

And so there, there, there is a little bit of that too that would be a goal is to basically right size the zoning. So it's legal to build what you already have and it's not illegal to have what you have. So that I think those would be two goals I.

00:41:27 Speaker 1

Would say yeah, those are.

00:41:28 Speaker 2

Two good reasons I think where this conversation started. I mean, in the past there's been Aaron mentioned the.

00:41:35 Speaker 2

The Mac mansions being being built and then more recently we have we don't have a ton of Mac Mac mansions in Candler Park, but I would say more recently there's been concern over development and just like the fact that developers are able to just tear down houses and build Max out the lot and they're not, it doesn't seem to a lot of residents.

00:41:54 Speaker 2

Especially those living next door to them that they're adding a lot to the, I mean the houses are are great and they're do usually, especially in the duplex area they're adding two houses, but.

00:42:06 Speaker 2

You know, some of us felt like, for instance, we would rather see a large property like that have more, more units in it or something. But and it and how it doesn't really there's a maximum height that's 35 feet, but next to a bungalow that's like twice the size of a bungalow. And it can feel very.

00:42:23 Speaker 2

Imposing to live next door to that. So there was a lot of just like how can.

00:42:26 Speaker 2

We make this.

00:42:27 Speaker 2

Development better, so it's fine if developers can come in.

00:42:30 Speaker 2

And build but like and. But how can we make it fit our our neighborhood better and and also how can we prevent houses from being demolished by someone who might not care about the neighborhood?

00:42:47 Speaker 7

And so this is maybe less of a question, more of a comment, but.

00:42:51 Speaker 7

I do think you know, looking at the map, most of the old houses, which would likely be considered contributing are single family and so.

00:43:01 Speaker 7

I guess it's just important that if we're trying to look at keeping the identity of the neighborhood, if that is tied to the physical structure as it stands, then it's impossible to separate.

00:43:14 Speaker 7

The aesthetics with density for those buildings.

00:43:21 Speaker 7

Yeah, I don't.

00:43:22 Speaker 7

I don't I I don't know if there's really.

00:43:23 Speaker 7

A question there well.

00:43:24 Speaker 1

I I know I I love what you're saying. I because that'll be a thing. That's where we're going. And we'll talk about that more in just.

00:43:31 Speaker 1

A little bit, but.

00:43:34 Speaker 1

I actually think it is possible.

00:43:36 Speaker 1

Able to retain a historic, you know, say an architecture, and even even some sort of, you know, development volume control, you know, and actually have a lot of square footage that that if your zoning was to ever change to allow more than two or three units.

00:43:56 Speaker 1

That volume of the building with that kind of architecture could accommodate more.

00:44:03 Speaker 1

So I I think this can go hand in hand and it does not. I don't think it does preclude considering additional density in the future. Now that is a whole nother conversation, right? Like talking about in a neighborhood about how many people should live, even if it looked, you know, historic.

00:44:22 Speaker 1

And it didn't get more than 35 feet and it didn't cover more than 50% a lot. How many people should be in that is its own conversation. But that's exactly what I I want to get into a little bit here in a minute to explain. Well, how many people can live.

00:44:36 Speaker 1

In it today.

00:44:37 Speaker 1

So we can know where we might want to go.

00:44:45 Speaker 9

So I have some basic questions about planning. Like I understand, the city creates A comprehensive development plan every few years and I think in the most recent one, our neighborhood was shown as mostly single and duplexes.

00:45:01 Speaker 9

And then we have this proposal a couple of years ago from Amir Farook about the MRU to change the zoning for the whole neighborhood, and I know that in many cities in the United States, planning departments are actually changing the single family home.

00:45:20 Speaker 9

Areas they're really pushing for densifying them and getting rid of any single family so.

00:45:28 Speaker 9

Thing. And so I'm wondering, does the city have the power to get rid of single family and duplex zoning? And does it have more power if we only make it an overlay or can at any time the city say you know what, we don't want that we're just gonna buy up five of the blocks.

00:45:49 Speaker 9

And put like 5 or 6 Storey condominium towers there or something like that because I feel like people should be living close to matter.

00:45:59 Speaker 9

And we were going like, well, now we did this whole historic zoning thing. And and two years later, they just totally ignored it. I mean, what power does the city have? What power do we have?

00:46:10 Speaker 1

Yeah, that's a great question. So the city does have the power to change your zoning to whatever they want now.

00:46:21 Speaker 1

So that's the legal side of how the city works. The city has the the right and the authority granted by the state of Georgia to to change your zoning. Now, there's a political side of how the city works. And you know, we have council members who represent your district. They vote on those things. They're the ones deciding they they vote.

00:46:42 Speaker 1

On it, Council members in the city of Atlanta typically care about what their neighborhood thinks, and if they're hearing a lot of pushback, they tend to respond to that. So the reality of this is even though legally, yes, the city can.

00:46:59 Speaker 1

Introduce legislation tomorrow to change your zoning because this is a political process, Council members are involved, you know they they'll want to try to do what they think most people want them to do. So that's why this process is important. That's why we want to hear from people and your Council Member will want.

00:47:18 Speaker 1

To hear from people.

00:47:19 Speaker 1

There's really no desire from the city of Atlas.

00:47:23 Speaker 1

To just change peoples zoning, whether they like it or not, there's zero desire in doing that. I'm I'm a part of working on updates to the Cities Zoning Ordinance right now and there's going to be a new comp plan process coming soon. And from the mayor.

00:47:41 Speaker 1

Down, nobody is going to go out in the neighborhoods and say we know what your zoning needs to be and it's just going to be the way we are telling you it's going to be that is.

00:47:51 Speaker 1

Not happening. So a process like this where you're contemplating something, they won't tell you, you have to do it, they're going to say, well, what did the people?

00:48:02 Speaker 1

Say what did what was the input? What was the consensus? Well, what did you have? Meetings did?

00:48:07 Speaker 1

You listen to people.

00:48:09 Speaker 1

We're all all going to be benefiting by having this process and the city will follow the lead of whatever your neighborhood is saying. This is what the majority of the majority of us, there's a consensus here of a direction, whichever direction that is, they will listen to.

00:48:24 Speaker 2

That well, I think Dagmar also brought up a really good.

00:48:29 Speaker 2

Example in that so with the Mr. proposed MRU rezoning a few years.

00:48:34 Speaker 2

So say that would have affected Inman Park, which is a historic district. However, if they had been rezoned, you know, and they, they have an overlay district as well. I realize I'm not on the camera, but they have an overlay district as well. And so if they had been rezoned to MRU or, you know, certain properties, not the whole neighborhood, if certain properties had been rezoned to MU.

00:48:54 Speaker 2

Then it would have done several things that MU.

00:48:58 Speaker 2

Murmu did several things like up the maximum density of a lot. I think the original, the original writing of it. It was up to 12 units, and so Inman Park would have been their their historic district overlay would have held ground, but certain the things that it didn't touch on, like the number of units on a property would have been.

00:49:18 Speaker 2

Allowed to change with the zoning, so you know you could have a.

00:49:22 Speaker 2

A house and in a big house in Inman Park? That's right. Now a single family house or a duplex. And if it had been rezoned to MRU to allow for 12 units in it, then one day someone could put 12 units in there or or put 80. You know, the the R you also addressed AU's attached and detached, and it would have allowed those attached and detached AU's to be part of and Min Park as well, as long as their historic district regulations.

00:49:45 Speaker 2

And not trumpet. So the historic district regulations you write go on top and they kind of take precedence. But the things they don't touch, like, if if they don't touch lot coverage, if they don't touch number of units or use.

00:49:58 Speaker 2

Those things remain regulated by the underlying zoning, which is why we were thinking an overlay district is kind of the ideal way to.

00:50:05 Speaker 2

Because it allows for this change in the future that we we feel like it's happening at the city.

00:50:10 Speaker 2

And coming so.

00:50:12 Speaker 2

Is that correct? OK.

00:50:13 Speaker 1

Yep, that's great. Yep.

00:50:20 Speaker 2

No, no, not necessarily. No, that's just I think that's I think that's dead in the water for now, but there is zoning rewrite happening.

00:50:27 Speaker 1

Yeah, this is what I would say is right. Emily's right, the historic district.

00:50:32 Speaker 1

Overlay that says nothing about density would then default to the current underlying zoning of R4 and R5, and the city is in the process of looking into updating the zoning for the whole city. All zoning districts, and so there could be a scenario where you had a historic district.

00:50:52 Speaker 1

Overlay that kept some sort of architectural element of old homes and said something about the new homes that get built. Whatever you would want to say.

00:51:02 Speaker 1

OK. And and you know maybe even said lock coverage stays at 50% or something like that. But then if the city through working with the neighborhood wanted to make changes to the zoning for R4 and R5 like density, then that those zoning, those changes would happen and you would still have your historic district.

00:51:22 Speaker 1

Regulations. But now you would have density that's being regulated.

00:51:25 Speaker 1

By these new.

00:51:26 Speaker 1

Districts and so that you're going to have a chance as a neighborhood to talk about that. And that's why I say, I do believe this approach. I do think it's possible because even if you could imagine a future where all the homes in the neighborhood.

00:51:42 Speaker 1

Could start to become something other than what they are today. I think some kind of reasonable scale and a lower scale, a smaller scale that's not like, you know, being in Midtown or not being, you know, 12 story buildings, it seems like there's got to be some sense of a.

00:52:02 Speaker 1

Of a neighborhood scale.

00:52:04 Speaker 1

You know, I think you're still going to want to have that. And so I think the historic district it it, it still can work it, you know, it can give you, it can give you that sense of a locked in scale knowing the density could be a conversation you all keep having having when the the zoning rewrite process.

00:52:24 Speaker 1

Really kicks in.

00:52:28 Speaker 2

Are there any good any questions we need to answer that haven't we haven't really talked about yet on there.

00:52:35 Speaker 11

This is.

00:52:37 Speaker 12

Do you have your hand up? Would you like to ask your question or would you like me?

00:52:40 Speaker 12

To read it. Oh, go ahead.

00:52:41 Speaker 11

Ohh sure. Can you hear me OK?

00:52:44 Speaker 11

Oh, fabulous. So I wanted to ask if if we do the historical designation, what kind of ways can we ensure that homes are adapting to the times, even the older?

00:52:56 Speaker 11

Homes and what I'm thinking about in particular are sort of features and things that people come to expect, like technological norms, like how we all want more outlets in our homes these days. You know, things like that that we can't necessarily foresee. But but we know things want to change with the times so that more people will want to live here.

00:53:16 Speaker 11

Are there things we can do to make sure that that we are doing that and not just getting stuck in the past with at least how the houses are with some key features like that?

00:53:29 Speaker 1

Yeah. So I think there's a couple of things that come to mind for me one.

00:53:33 Speaker 1

Is one of the newer approaches that Poncey Highland has used. Is they've limited the area of the property that even needs to be regulated for a contributing structure to I think it's the 1st 65 feet from the property line and if you think about a lot of these houses.

00:53:55 Speaker 1

304050 foot front yards. Some of them do, but so Poncey, Highland said. There's only an area that basically is the front of the home that we really are the most we want to.

00:54:09 Speaker 1

See that return.

00:54:10 Speaker 1

We retain A historic character for a contributing structure, non contributing. We don't care. They can do whatever they want.

00:54:16 Speaker 1

But if it's an older.

00:54:17 Speaker 1

Home if it's contributing, it's just the.

00:54:20 Speaker 1

Done. And so with that flexibility then the the rest of the building can still do whatever it wants to do. So that would be a way an old home could modernize and and adapt and that's a flexibility that that enables that to happen. The other thing is historic districts can say things like.

00:54:42 Speaker 1

This is what we think about solar power. This is what we think about water reclamation is what we think about.

00:54:48 Speaker 1

Wind power. You know, wind generation. So those are things you can say I we those are allowed and these are the areas of the home that they would be allowed on. You can say don't want them maybe we want them on a on a historic building only when you can't see it from the front. So anyway historic districts do start to talk about things like that that are very modern.

00:55:12 Speaker 1

You know, kinds of things. So yeah, the the combination of what Poncey Highlands done limiting the front.

00:55:18 Speaker 1

And the the fact that you can still say it's OK to put in these other kinds of devices, I think means that this could be flexible enough to allow historic home to to modernize.

00:55:30

Yeah, significantly.

00:55:32 Speaker 2

That was a question here.

00:55:35 Speaker 13

Jessica Richards call and circle. So if you're, if we move forward and let's say you live in a contributing.

00:55:43 Speaker 13

Structure. Do we have the ability to set regulations for other things like close to the structure like decks and fences, and are those kind of up for grabs and if so, if you live in a contributing structure that maybe has something existing that wouldn't pass?

00:56:02 Speaker 13

New regulations cannot stay in place.

00:56:08 Speaker 1

Yes, you can do all of that. Yeah, you can do all of that again. You can omit some of those things. So you're not saying anything about them. And there's some basic city code. Never realized I could actually stand up so.

00:56:29 Speaker 1

There's basic city codes about things like how tall a fence can be, but otherwise you could just say nothing about it, and then you don't have to get into the details. Some historic districts go into all of the details about what chimneys look like, what fences look like, what what.

00:56:49 Speaker 1

The underneath of like a. If you had a porch that had siding under it, what that looks like, but you don't have to, so that that really is. Those are all the examples of things that.

00:57:00 Speaker 1

That a a process like this that we'll be in, we want to hear from people, you know, what are the things that would be important to you? What would be the things that you would say? I would not be interested in regulating these things. I will tell you I mentioned that we did a survey and we had over 200 people respond.

00:57:21 Speaker 1

Which on one hand, that doesn't sound like a lot, but in this world of reaching out to people that I've been doing for 25 years, that's actually a lot of people who.

00:57:30 Speaker 1

Funded, but what people said the vast majority of people said they wanted to see something done to retain this character, whatever that means, so that that most people want something to be done and most people want it to be as light handed and flexible as possible.

00:57:51 Speaker 1

That's what most people have been saying. They don't want heavy-handed. They're not interested in anything that is like the old ways of doing historic.

00:58:01 Speaker 1

I don't think something like that will make it through this neighborhood. I don't think there will be.

00:58:05 Speaker 1

Support for that.

00:58:06 Speaker 1

So I having seen that in this part of our process, I imagine we'll get more clarity on that from people and we'll start hearing more specifically. Yeah. No, we don't want to regulate fence and we don't want don't want to regulate.

00:58:21 Speaker 1

Chimney and all.

00:58:22 Speaker 1

You know, and we'll talk here in just a little bit. We'll even get the chance to say, just like Poncey Highland did, if there's only a certain part of.

00:58:30 Speaker 1

The home that would be where we're trying to focus. What would that be because we could, we could decide that. So. So yeah, it can be very, very simple and not get into all those things or you could get into all those things.

00:58:43 Speaker 1

It's up to you.

00:58:43 Speaker 2

She also asked about how like what about homes that already have something that a feature that may be not allowed.

00:58:51 Speaker 1

Yeah. So, so the day new historic district would be created or anytime there's new zoning that gets approved in, in, on somebody's property.

00:59:02 Speaker 1

Whatever is there is grandfathered in. Whatever is there will not be forced to change it. It can stay that way for 100 more years and and it will not have to.

00:59:13 Speaker 1

Change so yeah.

00:59:14 Speaker 1

If if something like this gets approved, nobody in the neighborhood has to start worrying about now. Do I need to do to comply with this thing?

00:59:24 Speaker 1

And I will say too, most neighborhoods, most people I talked to in neighborhoods who are considering something like this, they're really wanting to know. Most people want to know if I have a one story home. Can I go up if I have a small home? Can I go back?

00:59:43 Speaker 1

That's what most people are thinking.

00:59:45 Speaker 1

They're thinking if I want to stay here, if I want my family to grow here.

00:59:50 Speaker 1

I I want to know that I can do that because while I'm not going to support something if I have to move, if we want to grow and so these things that we'll talk about as we get into the details, this really can allow you to do that. And so I think it's extremely flexible, it's as flexible as it's ever been.

01:00:10 Speaker 1

Before and again if for those who are really interested in the density side. If we detach this from the density, then the conversation about density can still happen in the processes that will come with changing zoning and the comp plan updates and all that. So.

01:00:29 Speaker 2

We kind of need to move on, but we do have one more question or comment over here and then we can move on to our second-half if that's OK. Does that look OK?

01:00:38 Speaker 12

No question.

01:00:41 Speaker 15

My name is David Yokum Mitchell. I'm the executive director of Atlanta Preservation Center. So you know where I fall in this conversation, so let's clear it up. Right.

01:00:47 Speaker 15

There, that's one.

01:00:49 Speaker 15

Two, I think one thing to be considered of is 25% of this city has this kind of protection. Has this kind of inclusion. So 75% is wide open. So to the conversation of Wild West.

01:01:00 Speaker 15

Exactly 75% of the city is wild.

01:01:03 Speaker 15

You now stand on the preface of being with things. I would encourage everyone who's concerned about us to drive to neighborhoods that do not have any kind of protection. And the park Pittsburgh, for example. Both of those right now are pursuing, or at least having the larger conversation and doing a landmark protection. Otherwise you're going to continue to see a dominance in a growth in spaces that is going to be unprotected in any way, zoning.

01:01:23 Speaker 15

Is a method, but without additional standards being in place, and I think one thing we keep using the word regulation regular regulation gives this kind of implication that someone's coming around with a lab coat and a ruler slapping your.

01:01:34 Speaker 15

That's that's not this is your.

01:01:35 Speaker 15

Home no one's gonna come into your home and jerk you out naked in the middle of the night, so stop thinking like that. Really. The thing about it is is you're really trying to set up some standards of how people live. I live in Grant Park. We have front facade protection, basically in the back of your house. If you want to extend and to the point. People understand that no one a married couple with three kids is not going to live in 2/1.

01:01:56 Speaker 15

They're going to put something out the back. These are rational conversations that happen. This is not being moved in some way. Another perpetuate some narrative of someone again dominating what you own.

01:02:05 Speaker 15

This is trying to create an identity for this city and grow this thing over to what we'll call it land of their home as opposed to living in some sort of regulated space. If you want that. This is called an HOA, you can go to Johns Creek. I mean, you have to be cognizant of that.

01:02:17 Speaker 15

And I think it's important to understand that these are things that are these, these are the, these are the real challenges we're going to be facing. And so this is a very important thing and I can't say enough nice things about y'all having this process. Thank you.

01:02:27 Speaker 2

Thanks, David. Yeah.

01:02:33 Speaker 8

OK.

01:02:35 Speaker 1

OK, there will be more.

01:02:37 Speaker 1

There's more to present. We're going to have more time to for questions and comments. So the primary zoning in the neighborhood today is R4. There's R5C, which Emily described was added to in a more recent change to the zoning.

01:03:02 Speaker 1

Ohh did it stop. Ohh OK OK.

01:03:06 Speaker 6

Perfect.

01:03:07 Speaker 1

OK, great.

01:03:09 Speaker 1

So the zoning in the neighborhood is mostly R4. That's if you're in a single family home. Most of them are are four. And then as you get closer to the cab, there is an R5 area which allows two family or duplexes.

01:03:24 Speaker 1

That's in the that's in the sort of.

01:03:25 Speaker 1

The darker yellow on the.

01:03:27 Speaker 1

Map. The lighter yellow is R4 and then the more orange is the RG which is the apartments. That's multi family apartments by the way. We we do think that we should include those properties apartment properties.

01:03:44 Speaker 1

Into a historic district, there is a a naturally occurring affordability in those properties, and so a his toric district would help to make it even more or it's it's less enticing to wipe the whole thing out and redevelop a big apartment project.

01:04:03 Speaker 1

And then there is some C1 or commercial property which is mostly your your neighbor commercial Fellini's uses. OK, so this zoning today our four is single family, it allows an accessory dwelling R5.

01:04:22 Speaker 1

See as single family. It allows an accessory dwelling, but you can also do 2 family. So like a duplex.

01:04:32 Speaker 1

RG2A single family, RG3 is saying. I'm sorry, RG2 is multifamily RG yes.

01:04:41 Speaker 1

Oh, sorry.

01:04:48 Speaker 1

So. So the yeah, this is a little more detail on RG2 and RG3 in the city, the way the zoning works in the city is the letter in the front sort of represents the use. So our means residential.

01:05:03 Speaker 1

Our gene is residential, general and for some reason that means multifamily. And then the number that's always on the end of the zoning string represents some intensity of density and oftentimes it can even mean more height. So R4.

01:05:23 Speaker 1

Has a .5.

01:05:25 Speaker 1

FAR and then R5 has a point go up to .65. I'll explain all this a little bit more in just a minute, but basically for you to know as the number goes up, you can do more on that than you could when there was a smaller number RG2, multifamily, RG3 is is multifamily, but it allows more density.

01:05:47 Speaker 1

And the RG2 and then C1 and some of these districts 2 it's interesting RG2RG3 and C1.

01:05:55 Speaker 1

Have no height limit and have no regulations on how much of the lot that you can cover. So again, if you think about the existing multifamily, the existing apartments with regulations that have no height limit and no maximum lot coverage, there is a density limit so that.

01:06:15 Speaker 1

Helps but, but you could have. It's not hard to imagine how properties like that at some point can be seen to be.

01:06:23 Speaker 1

Worth redeveloping if there's not a historic.

01:06:26 Speaker 1

District density here is floor area.

01:06:29 Speaker 1

Ratio and I'll I'll break that down much more precisely here in just a a few slides.

01:06:41 Speaker 1

Alright, so I'm I'm going to try to not get too too deep into this. I just want. I want us all to understand.

01:06:48 Speaker 1

What does the current zoning in this neighborhood allow you to do, especially as it relates to density? This is a big conversation, and we know this is a conversation that's been ongoing in this neighborhood

and in many neighborhoods and so, and it's a great conversation to be having. So I just want on the first meeting.

01:07:09 Speaker 1

For us to have taken a moment to try to help everyone understand what can I do today, what does the zoning say today? So?

01:07:17 Speaker 1

I said on our four it's single family.

01:07:21 Speaker 1

So that's what you're allowed to do, and you can have an assessor dwelling as well. R5 is 2 families. You can have two families in on in a building, and you can have an accessory dwelling. So family, what does that mean? What does it mean that you can have a family?

01:07:41 Speaker 1

Single family or two family. So in the city of Atlanta.

01:07:46 Speaker 1

Try to follow this. It's not easy, but this is these are the definitions of what that means. You a family, is one or more persons in a single dwelling or a lodging unit provided unless they're all related by blood, marriage or adoption, no family should be over 6 people. So if you're related.

01:08:07 Speaker 1

There's no limit if you're not related.

01:08:09 Speaker 1

You could have up to six.

01:08:12 Speaker 1

And and then it says in a dwelling unit, you can't have more than two rooms that are occupied by basically room, you know non family members, 4 non family members. So two of the rooms can have up to four of these non family members. This is a little bit antiquated.

01:08:32 Speaker 1

I'm just telling you what it says, not saying it's great, but this is what it is. When you want to know what does it, how many people can live in R4 and R5 today. This is what it means.

01:08:43 Speaker 1

And then it says that this term family is not does not mean fraternities, sororities, student centers, group homes. The next thing to know is, OK, well, then what? What can you do in an accessory dwelling? Well, in an accessory dwelling, you you can't be more than 750 square feet.

01:09:04 Speaker 1

That's part of the definition of it, but otherwise it can have a family.

01:09:12 Speaker 1

So that whole definition we just read about.

01:09:15 Speaker 1

What? Who's in a single family home? There's another one of those definitions of family that can be in a rear structure. It can be attached to.

01:09:25 Speaker 1

But it's an accessory dwelling that can have another family. It can't be more than 20 feet in height. It can't cover more than 25%.

01:09:35 Speaker 1

Of the rear yard and it can't be more than it can't have a floor area or or a square.

01:09:43 Speaker 1

That's more than 30% of the square footage that's in the main structure, so that those things kind of keep it limited. But that thing called an accessory structure that is allowed in R4 and R5 can have a whole another family that meets the definition that we just read in it. I won't get super into this, but.

01:10:04 Speaker 1

There are housing code requirements that say you know you're trying to think through how many people can live in a building, how many people can live in a house? Well, this is part of how that would get regulated. You know, you, if you're, if it's a dwelling.

01:10:20 Speaker 1

Unit. Then there has to be a minimum of 150 square feet for the 1st occupant, 100 square feet for additional occupants. There's requirements here for any room that's used for sleeping. What the minimum square footage of a room is that people are sleeping in. There's even a requirement for.

01:10:41 Speaker 1

Every room that's habitable.

01:10:43 Speaker 1

There's requirements for how much window percentage of the wall that's on the outside has windows. So. So as you think through you know square footage, yes, that could be allowed in your neighborhood. You can't really just just. It's not just the square footage that determines how many bedrooms can be in a home.

01:11:03 Speaker 1

And and therefore, how many people can live in it? It would all really come down to how many of these rooms can fit on a window wall. And so that really becomes a factor in determining how many people

could live in that thing. This is a little. Again, it's a little bit in the weeds, but this is real. This is what is every.

01:11:18 Speaker 1

Today in the city of Atlanta, applying to to R4 and R5 and determining who can live on that property.

01:11:26 Speaker 1

So now let's tease this out a little bit. So kind of make hopefully make a little more sense. The density of R4, which is most of your neighborhood is it's a number that's called a floor area ratio. Only planners talk this way and for 70 years.

01:11:46 Speaker 1

I've never changed this term and and most people it's hard to understand so floor area ratio. What it basically means is.

01:11:54 Speaker 1

Is the amount of square footage that would be inside your home or inside your. Your restaurant is going to be a calculation that is based on a a number that'll be multiplied by your lot area. So in this example, if I had a a lot.

01:12:15 Speaker 1

In R4, that was 125 feet long and 50 feet wide, I would have a lot area of 6200.

01:12:25 Speaker 1

And 50 feet.

01:12:26 Speaker 1

That would be the square footage of the entire property.

01:12:30 Speaker 1

If my R4 floor area ratio allowance was .5, that means half of that whole lot area could be turned into my home in terms of the square footage of the home, it doesn't mean the the, you know, the unconditioned basement. It doesn't mean the attic.

01:12:50 Speaker 1

That you know that is not conditioned. It really means conditioned, heated, cooled, livable space can be is, is, is allowed based on this number so point.

01:13:02 Speaker 1

Five, so whatever.

01:13:03 Speaker 1

Your lot is, you know, 60 by.

01:13:07 Speaker 1

By 250 by 100. Whatever it is, you multiply that whole lot area by this floor area number. So just a good working example here.

01:13:19 Speaker 8

Print or is that you have two stories.

01:13:22 Speaker 1

So it's the IT it is. The question is does that mean the allowable footprint of the home? No. It's the allowable total square footage. So it's kind of it's kind of like the the number that would be, you know, the realtor would say, you know your home.

01:13:39 Speaker 1

Is 3000 square feet and like it's that square footage typically.

01:13:45 Speaker 1

So. So on an R4 lot in your neighborhood, 125 feet long by 50 feet wide is a pretty that's a pretty standard size of a lot. Some are bigger, some are smaller, but that's a pretty average size you would be allowed to build 3000.

01:14:06 Speaker 1

125 square feet of a home just based on this FAR number. Now I'm going to now talk about other regulations that could tell you what you can and can't do, but just the FAR number, that's what that means.

01:14:23 Speaker 1

The next thing is your the zoning says maximum lot coverage. There is a limit to how much you can put on a lot based on just covering the lot. This is a number that's a percentage that represents what percentage of your lot could have a building on it.

01:14:43 Speaker 1

Also that couldn't that can include a driveway. Anything that basically isn't allowing rain to percolate through the ground is is counting towards this limit. So here in R4.

01:15:00 Speaker 1

You have a 50% maximum lot coverage that's you're not allowed to exceed that. So what that means is again I could build. We also had a .5 FAR so I could build.

01:15:15 Speaker 1

Potentially I could build that whole allowable floor area ratio on one floor and and hit my 50% maximum lot coverage.

01:15:23 Speaker 1

If I have.

01:15:23 Speaker 1

A driveway. Then I I couldn't use it all on one floor. I'd.

01:15:26 Speaker 1

Have to use.

01:15:27 Speaker 1

Two floors, but this is this is what's applying to all of your homes right now. This regulation is in place.

01:15:35 Speaker 1

And again, it's a little different for R5, but I'm just using R4 to help explain these concepts. So if I take the floor area ratio now and combine it with my my maximum lot coverage, you could do something like this I.

01:15:50 Speaker 1

Could cover my lot. 50% of it I could have a patio I could.

01:15:56 Speaker 1

I could do something with that 50% lot coverage allowance, but then I could go up. I could build 2 floors, I could use my full 3125 square feet of home of of, you know, livable space.

01:16:11 Speaker 1

In addition to this and I've, I've put this on the side that there's also regulations for maximum building height. You can't build more than 35 feet tall in R4. There's requirements for how far back your home has to be from the street. There's requirements for how far you have to be away from your neighbor.

01:16:32 Speaker 1

The side yard, there's a requirement for how far you can't go. You can't get too close to your rear yard. Lot line all of those things are also still applying. As I said before.

01:16:44 Speaker 1

Are those regulations about how far your side set back has to be? How far you have to be from the street? Those are all regulations that those really don't always match your neighborhood, and that's where, again, when someone decides, well, I want to build in the back or I want to build up believe.

01:17:03 Speaker 1

It or not?

01:17:04 Speaker 1

If you if you wanted to go back, the back part would have to meet the regulations for side setback, even if your current home didn't do that and your home has been here for over 100 years.

01:17:19 Speaker 1

You would not be able to keep it going all the way back, and so again, those are some of the reasons why some people say I want to get rid of all that mess and I want zoning that just matches my home in my neighborhood. So this is just a little bit of hopefully some helpful information about what you can do in terms of density and how much home you could build.

01:17:41 Speaker 1

On a lot today.

01:17:43 Speaker 1

So now let me.

01:17:43 Speaker 1

Try to sort of land this and and explain now what this means. Mainly for R4 and R5.

01:17:51 Speaker 1

There will be.

01:17:52 Speaker 1

Times in this process as we move forward where we will talk about RG properties, apartments and and commercial. But given that most of your neighborhood.

01:18:03 Speaker 1

Is the R4 and R5 we're we're kind of starting with that.

01:18:07 Speaker 1

So in R4 you can have a single family that is no limit related family plus four to six other.

01:18:18 Speaker 1

People depending on how many related people you ended up having.

01:18:23 Speaker 1

And you can have an accessory dwelling, which is that idea of that rear structure, or the OR the the apartment over the garage that could have that same thing and a related family with no limit.

01:18:37 Speaker 1

Or or +4 to six unrelated people. That's the current.

01:18:45 Speaker 1

Allowance for every R4 property. Now again you have to be able to, you know, meet the requirements for the floor area ratio and your side setbacks, your front setback, the total height. But if you could meet all that, that's the the density allowance today it's also.

01:19:06 Speaker 1

There's only a requirement for one parking space for each of those dwellings, yeah.

01:19:11 Speaker 2

One parking space is for the primary dwelling only.

01:19:16 Speaker 1

Really, we did. OK. All right. OK. R5 allows single family. You could just build a house for one family in R5. You don't have to have two families. It could just be one. But it meets that definition.

01:19:35 Speaker 1

You can have an accessory dwelling that meets the definition of of a family, or you could have a two family.

01:19:43 Speaker 1

Structure, which oftentimes is a home that maybe had been single family and then over time it got converted to two separate units and there's two doors and there's two addresses. There's a an A&B. And so that is allowed. And in that scenario, the two family home can have two families.

01:20:03 Speaker 1

That meet the definition of family that you.

01:20:05 Speaker 1

Here. So. So that's and and and as you see, yeah, the parking is pretty is pretty minimal. So so you really could this is what you can do from a density perspective. I think this is really helpful. We're going to be talking about density. We want to talk about it.

01:20:26 Speaker 1

Here in just a minute.

01:20:27 Speaker 1

And open it up, but it's really helpful for all of us.

01:20:31 Speaker 1

To just know.

01:20:32 Speaker 1

Whatever side you're on on, on, how you you, how you see density in the neighborhood, this is our starting point, it's.

01:20:39 Speaker 1

Just good for everybody to know.

01:20:42 Speaker 1

OK, so now we're at our conversation stop point. So is there something about the current regulations related to density you'd like to talk about? Is there something about the regulations on how much building you can build you want to talk about or is there something about lot coverage or anything else?

01:21:02 Speaker 1

Yeah, let's open now. I think you had your.

01:21:13 Speaker 14

Thanks. So you're saying that the city is visiting zoning?

01:21:17 Speaker 14

As a whole.

01:21:18 Speaker 14

Right. So I guess I'm curious how much of the you know, right sizing how people use the zoning versus how it's written today is already being addressed by this process and how much you know and how much do we have to protect? Because otherwise it seems like.

01:21:32 Speaker 14

The city's going to take care of this. Let's not go through this needless process, right for something that's gonna get fixed unless we really want to mandate what people's porches look like. And we wanna keep multifamily housing out of our neighborhood. So I'm just curious, like, where? Or maybe the city hasn't gone that far to know or something like that.

01:21:46 Speaker 1

Right.

01:21:50 Speaker 1

Yeah, I don't. I don't think they've gotten far enough to know. I will tell you though, I think.

01:21:58 Speaker 1

I think there will be. There's likely to be options that would relieve the things like the side yards don't work anymore, things like that there wouldn't. I don't believe there will be anything that would, you know, retain a certain architectural character, I don't think.

01:22:18 Speaker 1

That'll be in the toolkit.

01:22:23 Speaker 1

But like I said, I I still think we should be thinking about with the dimensions that I just mentioned how tall it can be, how much of A lot you can cover if you're interested in in in more density. I do think a historic district.

01:22:42 Speaker 1

That just preserves some architecture and still allows a certain square footage like it could accommodate more unit.

01:22:51 Speaker 1

And so I really think these can be parallel conversations. I don't I and this is kind of what I was saying earlier. I don't know if.

01:22:59 Speaker 1

I said it well, but even if you even if there was going to be a process that that started to imagine greater density in a neighborhood like this, there still will be some kind of scale.

01:23:11 Speaker 1

Right. It's it's going to be some kind of like, OK well.

01:23:15 Speaker 1

There's still homes here, and so it should, even if it's eight units or 12. Whatever. OK, well, it shouldn't be, like, super tall. And it shouldn't be like covering the whole lot. And I imagine that's gonna end up being somewhat similar. Similar to a scale that's kind of like, you know, like the regulations you have today in terms of how much lot you can cover, how tall.

01:23:36 Speaker 1

Would be, so I wouldn't I I really just, I wouldn't. I wouldn't just assume that you couldn't have some sort of architectural character with the dimensions that we just talked through and still be able to.

01:23:51 Speaker 1

That, that, that.

01:23:51 Speaker 1

Would preclude more density. I don't think that's true.

01:24:00 Speaker 5

Is just.

01:24:19 Speaker 16

Right.

01:24:22 Speaker 2

So, well, let me just be say it again for those on zoom, but she's asking if it's if a historic district would be just about protecting the aesthetics of the neighborhood, let's say, and then the OR dealing with zoning issues, yeah.

01:24:43 Speaker 2

And if the city is dealing with zoning issues?

01:24:45 Speaker 2

Then why are right?

01:24:46 Speaker 1

We dealing. Yeah, I I think yeah, right. I I think I mean one is it's it's it's just so hard to know now really where that will go. So it's sort of a little bit uncertain. But the other thing is.

01:25:01 Speaker 1

I think whatever the city does.

01:25:03 Speaker 1

Has it'll still have some element of. This is a tool that applies to the whole city, and I think it's worth just considering right now. Could we just write what we want and then it doesn't matter what they end up doing with that? And did we like that and we could just do exactly what we want, you know?

01:25:23 Speaker 1

I think I think it's worth considering that.

01:25:26 Speaker 2

I would. I would.

01:25:27 Speaker 2

Say too, that at the beginning of this one of the big concerns was demolition, so that and this is the only thing that.

01:25:32 Speaker 2

Addresses that, yeah.

01:25:39 Speaker 5

But isn't it true that we come up with this perfect everybody regulation document that the city still takes it?

01:25:56 Speaker 1

So the question is, you know, if we go through this.

01:25:59 Speaker 1

Process couldn't.

01:26:00 Speaker 1

They still take it and change it, and so we are going to work with the city, so their input is integrated into the process so it doesn't do any of us any good to do it where we just don't do that. And because what

you said could happen, we'd all be frustrated and we wouldn't even know what we're getting, you know. So yeah, they will be involved. They'll be.

01:26:20 Speaker 1

Reacting and responding while we're doing it and you know there could be things they say, well, we wouldn't support that. And we all feel like well, no, that's a deal breaker, you know, and that'll be good to know. And so we will, we will have that input.

01:26:33 Speaker 1

Through the process, we'll we'll.

01:26:35 Speaker 2

Give them our first draft and ask them can we do all these things we want to?

01:26:39 Speaker 2

And then and then we'll talk about it with the neighborhood, like we have to make sure that when we're talking, when we bring it, when we bring a draft of regulations or a draft of our district back to everybody, then we want to make sure that we're that we at least have enough knowledge to know if we can.

01:26:52 Speaker 2

Actually do.

01:26:52 Speaker 2

Some of these things that we're saying we can do because, yeah, we don't want to wait till the end be like.

01:27:00 Speaker 5

Yeah, yeah.

01:27:02

OK.

01:27:04 Speaker 2

They do have to vet it, yeah.

01:27:06 Speaker 2

Mm-hmm. I think that was a question, right?

01:27:10 Speaker 1

I will say it's that This is why it's helpful though, when you're trying to read the mind of of, you know, the city, this is where it's really helpful to look at, say, like the Poncey Highland regulations, because then you can say, OK, this was all approved and doesn't mean we have to do, we don't have to do it.

01:27:27 Speaker 1

That it at least tells you this is possible. OK, now we know where we're starting.

01:27:33 Speaker 16

In R5 zoning, you have a duplex. Can you also have two one or two accessory?

01:27:41 Speaker 1

You can have.

01:27:42 Speaker 1

One accessory dwelling is that right? Yeah, it's one. So a duplex and an accessory dwelling, yeah.

01:27:50 Speaker 1

And you know, I mean, hey, those are.

01:27:52 Speaker 1

Things you could.

01:27:54 Speaker 1

You know, if you felt differently, that would be a.

01:27:56 Speaker 1

Thing you could.

01:27:57 Speaker 1

Say you know.

01:28:00 Speaker 7

So I think that this kind of tacks on to what she was asking. It seems like what the city decides separate from what we are deciding would have more of an impact if we went with the overlay approach versus the whole.

01:28:21 Speaker 7

This is now the zoning. Is that correct?

01:28:24 Speaker 7

So then I guess as a follow up to that.

01:28:27 Speaker 7

How are how are lots currently zoned like who decides or what criteria is used to say this lot is an R4 this one.

01:28:37 Speaker 1

'S an R5, yeah, so.

01:28:41 Speaker 1

There's two two ways. I mean, one is in 1982, the zoning was created, there was another, you know, we're getting ready to update the zoning. The last time that was done was 1982. It a lot of. I mean, I don't know what that map was, but I would imagine a lot of what you have is from that.

01:29:02 Speaker 1

But over time.

01:29:04 Speaker 1

You know one lot here, one lot there, things just get rezoned. They come, they have to come to your neighborhood. You all vote and it goes through the process. So there have been there's changes over time of things that have that used to be this. And then it got that. So your current zoning is a reflection of mostly probably what it was.

01:29:24 Speaker 1

Down to 1982 and then just changes over time. And then the other thing that happens is.

01:29:30 Speaker 1

The City of Atlanta also has a comprehensive plan and the comprehensive plan has a land use map that also works in tandem with your with the city zoning map. And so the you can't rezone a piece of property to something that the land use map says can't be there.

01:29:49 Speaker 1

And so.

01:29:51 Speaker 1

The reason why your neighborhood is zoned what it is today is a combination of 1982 and the comp plan right now is probably saying what you got now is what it should be and it's probably hard to change right now.

01:30:04 Speaker 2

Well, and specifically what we're zoned for, I mean, people online have access to a a zoning map. I think on that that Scott sent a link out to. But so everything South of Mclendon between Mclendon and the cab is zoned duplex because it's close to a.

01:30:18 Speaker 2

Transit, you know, highway and then everything above that is zoned single family like for the most part except for the, you know, multifamily areas and commercial stuff.

01:30:34 Speaker 9

I have a question about the R5 too. I thought they got rid of the parking space requirement. Am I wrong?

01:30:44 Speaker 2

So our five was it was one.

01:30:47 Speaker 2

I think it.

01:30:48 Speaker 2

Was what was.

01:30:49 Speaker 2

It like 1 space per dwelling up to three bedrooms, and then it was an additional parking space for every bedroom after that, and most of the houses we saw.

01:30:58 Speaker 2

Were were the duplexes were two 3000 ish square feet houses that probably had four bedrooms, and so they were, you know, building they were building, they were all building 2 parking spaces per dwelling and we didn't want that to be a requirement. We actually asked them, asked the city if we could make that, if it was possible at all to make a parking maximum rather than a parking minimum.

01:31:19 Speaker 2

They said we couldn't make a parking minimum. I mean a parking maximum. But but we could reduce the parking requirement to just one space per dwelling period so that the duplex houses did not have to build 22 car garages. They could build 21 car garages or just have a driveway. But they do want garages. So.

01:31:38 Speaker 2

So that was all we were able to limit that, but it.

01:31:39 Speaker 2

Did reduce it? Yeah, tiny bit.

01:31:48 Speaker 4

So I just wanted to question or challenge a little bit this narrative that I've heard from both you and and you and Emily and Aaron about the historic district possibly increasing density. Because here's my thought and my personal experience I live over on Iverson. I live at 1523. That's across the street from one of the new duplex developments.

01:32:10 Speaker 4

First of all, I like what it looks like. I don't mind. I love that there are two lovely families there now rather than what it was before, which was a traveling musician whose college age kid would stay there and

hold parties on the porch and keep us up all night and, like, necessitate calling the cops. It sucked. It's much better now. And what I'm hearing from you is that.

01:32:32 Speaker 4

Maybe people were like ohh wow, it stinks that it's only a duplex.

01:32:35 Speaker 4

Like we wish it could be.

01:32:36 Speaker 4

More that's contrary to the experience that the people who live in that house, who I've talked to have expressed, which was largely when they moved in, people standing in front of their house and going Oh my God so ugly. I can't believe these are duplexes. They literally thought they were.

01:32:51 Speaker 4

Gonna have to move.

01:32:53 Speaker 4

They were getting so much attitude about that, so I'm a little surprised to hear about the idea that we wish there were more cause. It seems like, you know, based on what we.

01:33:01 Speaker 4

You've heard most people seem like they'd like a little less, and also it was this rinky **** little house there before which, if it were a contributing structure, couldn't have been demolished and turned into this increased density. So I'm not saying that there's not a way that overall, perhaps changing the regulations could increase density, but you are going to run into situations like.

01:33:22 Speaker 4

That where that little like 1200 square foot house.

01:33:27 Speaker 4

Couldn't be demolished if we're preserving the facade. It was a tiny little facade and that's going to be stuck like that, so it's definitely not like an unalloyed ability to increase density based on the experience of the house that I live in, in my across the street neighbors whom I love very much.

01:33:43 Speaker 2

Yeah. And I I agree, some of the the duplexes are are or most of them actually are not not bad at all. I think what what mainly we were trying to address when we changed we wrote our 5C for example was mainly addressing that was just like the size and scale of them and trying to.

01:34:00 Speaker 2

Just kind of regulate the size and scale a little bit more, primarily focused on the duplex dwellings because those were being developed by outside developers and not homeowners or anyone who had

who lived in the neighborhood but and and that that's that's kind of a whole other topic of what the results of our 5C but.

01:34:20 Speaker 2

But I I think one of just that was maybe a personal.

01:34:25 Speaker 2

Just discussion or note that I made about wishing that if it was going to be that big, couldn't there be more people living in it instead? It's not. Yeah, we would have to actually allow more people to live in it, but but that was just, you know.

01:34:40 Speaker 2

What I was talking about so.

01:34:43 Speaker 1

Yeah, maybe do one more question and then I'd like to move on. We have a few more and then we can finish with another round of questions.

01:34:52 Speaker 17

Hey, yeah. My name is Emma Bones and not so much a question. Just this like for the group to ponder over as we move through this because I think density, it sounds like it's gonna be a really big discussion. I think that's awesome. I think it's really important to have, especially with access to a Marta station. But I think one of the things that the historical designation could potentially allow us to do, I'd be curious to get your.

01:35:13 Speaker 17

Thoughts on this?

01:35:15 Speaker 17

Is affordable density.

01:35:18 Speaker 17

And cause I think my issue with.

01:35:22 Speaker 17

The giant duplexes is they knocked down a \$450,000 house and put up \$2,000,000 houses. So like.

01:35:30 Speaker 17

I again kind of goes with like there.

01:35:32 Speaker 17

Could be more.

01:35:33 Speaker 17

From could we protect affordability in the neighborhood? I think the designation.

01:35:39 Speaker 17

Someone asked about like the historic apartments. So I guess kind of like a thought as we move.

01:35:44 Speaker 17

Forward is not only density, but affordability and also your thoughts on that as.

01:35:49 Speaker 1

Well, Aaron. Yeah, I mean, I I have the same thought you do. I I think it's hard to.

01:35:58 Speaker 1

To buy a home for, you know, whatever. You would buy a home for in this neighborhood, tear it down, and then provide something that you know is still affordable. I mean, I.

01:36:10 Speaker 1

Think that's?

01:36:11 Speaker 1

A little challenging. So yeah, I think it's something to factor in and to think about it, it's why I think the apartments that are there today.

01:36:20 Speaker 1

If if they could be folded in and then that's naturally occurring, affordability, that would not get wiped out. I think that's a huge positive. I I think that's a a real win and protects that for the neighborhood. Yeah, I mean again I I think.

01:36:38 Speaker 1

I think where this conversation will go in the city is even if you imagine some increase of units that many neighborhoods are going to want.

01:36:50 Speaker 1

To preserve some kind of scale that will be very similar to the scale you have now and so.

01:36:57 Speaker 1

I don't. I just can't imagine again. You know that you would. We're going to all of a sudden have six story buildings that you would build, you know, in the neighborhood. But yeah, I think a lot of people have expressed what you just expressed to us as well.

01:37:13 Speaker 1

That they're concern.

01:37:16 Speaker 1

And even honestly, if you don't do anything, I mean, we've all seen the neighborhoods, you know, Virginia Highland is a good example. Virginia Highland doesn't have the historic district.

01:37:26 Speaker 1

And homes are being bought for \$600,000 as a tear down and then it becomes a a \$2,000,000 home like so that's not affordable either. That that doesn't increase density. It's still just a single family home. So I think doing nothing or you know leaving it as it is now isn't really.

01:37:47 Speaker 1

An option either and so again my hope would be that.

01:37:52 Speaker 1

We could maybe see a way that if we detach the density right now from the historic conversation, we could maybe then focus on the scale and the design of the building in this neighborhood and then the density conversation can play out. You know, as a community in the the zoning conversations.

01:38:13 Speaker 1

OK, let me see if I can just move through. We just have a few left and I've kind of touched on some.

01:38:17 Speaker 1

Of these already, so I think we can move quickly.

01:38:22 Speaker 1

So this idea of creating your own district, so there's really as we said there's there's minimal like base requirements for creating a historic district you you're going to have this element of you can't demolish A contributing structure that's that's an essential you can't have these without that.

01:38:42 Speaker 1

And there's going to be some kind.

01:38:45 Speaker 1

Of requirement for.

01:38:46 Speaker 1

For for contributing structures to maintain something so. So this is really the two essentials. And so that's that. There's a lot of flexibility outside of that. So one of the ways that that districts can can do this is.

01:39:06 Speaker 1

There's a couple tools for how how this gets done. One is something called a compatibility rule.

01:39:12 Speaker 1

You can many historic districts use this.

01:39:16 Speaker 1

And you would the way you would use this is you would say, OK for things like how tall the home could be if I was going to add more floors, if I was going to go up, if I was going to determine what my setback allowance would be if you if I thought that the A home would need to have a front porch.

01:39:37 Speaker 1

Either a contributing structure or even maybe a new, you know non contributing sidewalk widths, things like this can be regulated by what's called a compatibility rule, which basically means.

01:39:49 Speaker 1

You take a single block face, not even the whole block. You know a whole block is 4 streets, right? It's everything within, you know, three or four streets. But a block face would just be the homes on. You know, that block of Smith St. you know, whatever, St. you're on the face of that block.

01:40:09 Speaker 1

It can be regulated by something called a compatibility rule, which would mean what other whatever elements you would want to apply this to, and you could choose. It could be whatever you want.

01:40:19 Speaker 1

But you could choose to say there's some things about this block that we will require. We will regulate to make sure there's compatibility with the face of the block, and again, it could be things like height. It could be set back, it could be if you had a porch or not, chimney heights.

01:40:40 Speaker 1

Sidewalk with.

01:40:42 Speaker 1

The the benefit of this kind of a thing is it lets you get super, super focused on your block and it wouldn't matter what's happening in all the rest of the neighborhood. It's just.

01:40:53 Speaker 1

Out this this block is going to maintain some sort of character. Now you don't have to use this. This is not a must use tool. It is just a way that historic districts do start to introduce the way that you're going to determine what should happen in either renovating A contributing structure or building a new.

01:41:14 Speaker 1

A new structure.

01:41:16 Speaker 1

So this will be a thing that we can think about and what I would encourage everyone to do is.

01:41:22 Speaker 1

Just think of just use this as a way to think.

01:41:24 Speaker 1

About, well, what's on my block?

01:41:28 Speaker 1

Because through this process I think that would be a great thing for all of us is if you're just thinking through what's on my block. Do I think that do I think what would that mean for my property if I if I had regulations that were just based on maintaining everything, anything that's?

01:41:47 Speaker 1

Block the way this typically gets applied. Let's say for example the height of your home. The way this would typically get applied is they would say, OK, your new addition or your new construction can be you want to be no lower than the lowest.

01:42:06 Speaker 1

Home on your block and no taller than the tallest home on the block, and then you would have that wiggle room.

01:42:12 Speaker 1

To know where to go again, you could have a historic district that doesn't use that. You could have a district that says I don't really care. We just want you to be able to build 35 feet because that's what you can do today. And so we're not going to use compatibility rule for that. So that those are the kinds of things that are really it's your.

01:42:32 Speaker 1

Your option we can tailor this however you want but but this is a tool that does get used and there may be things if we keep talking that we may start to see, Oh well, OK, so maybe for side.

01:42:44 Speaker 1

Blocks. Yeah, I'd want that to be whatever is on the block. Just keep matching what's on the block. So there may be things like that that we would want to.

01:42:50 Speaker 1

Use the.

01:42:51 Speaker 1

Compatibility rule. So this is the other element that really poncey Highland has done the most with to show kind of a newer way to do it. That's not the compatibility.

01:43:05 Speaker 1

So what they've done is created this area of compatibility, which is what I was describing, where there is an A zone, a certain area of the property that is now designated as. This is the area that that does need to be having these.

01:43:25 Speaker 1

You know the regulations apply to contributing structures where we're going to be more sensitive to this historic, you know, if it's the character, if it's the architecture, we're going to focus that more on a certain zone of the property. So in Poncey highland.

01:43:43 Speaker 1

They have written it where it says it's the first. Was it the 1st? 60 feet? Yeah. The 1st 60 feet of the lot. So if you think about your front yard, wherever your property ends up at the front, usually it's right at the back of the.

01:44:00 Speaker 1

Sidewalk. You think through the 1st 60 feet of your property?

01:44:04 Speaker 1

That all of a sudden that is the zone of where this extra you know, these heightened regulations or the, you know, the historic regulations would be applying again a lot of homes are on have a, you know, a front yard of 30-40, fifty feet. So. So that is in that zone.

01:44:25 Speaker 1

And then they also go on to say things like.

01:44:29 Speaker 2

I think I can explain this pretty well, so the compatibility rule in Poncey Highland, which is a little nuanced but it, but it makes a lot more sense. And when you have an illustration I think.

01:44:39 Speaker 2

Is that at 60 it's 50% of the, it's 60 feet back from your front of your edge of your lot, or it's 50 percent, 50% of the lot, you know, along the long side set, you know, from the back to front or it's 50% of the building, whichever is less. So you can see in the example #3.

01:44:59 Speaker 2

That's a really small house on a long lot. And so 50% of the building is much less than 60 feet and it's much less than 50% of the.

01:45:07 Speaker 2

And you can see the first example is an example of a 50% of the lot, which is also less than 60 feet, so that the pink area would be the compatibility zone on each of these. And then when you get to a corner, you have them in poncey high. Again, this is the way Poncey Highlands does it. It's not necessarily the way we do it, but it's just a good starting point of how to think about that.

01:45:27 Speaker 2

They also include the 20 feet in from the side lot. If you own a corner, so yeah.

01:45:34 Speaker 1

Thank you.

01:45:35 Speaker 1

That was that was much better.

01:45:38 Speaker 1

So yeah, this is what they came up with in Poncey highland that for them was.

01:45:44 Speaker 1

Got everybody on board and not, you know, consensus to to move forward that there's a limited area. It doesn't keep me from doing what I want to do with the back of my home, the going up and using the rest of my yard. This was the way they got enough protection, you know.

01:46:04 Speaker 1

Enough of some kind of history.

01:46:07 Speaker 1

You know, architectural preservation, but remaining and retaining flexibility for doing something else. The older historic districts did not do this. This is not, you know, the the original districts and hey, you know, there's some neighborhoods Atlanta that may still in the future choose to to do do it the way that it used to be done.

01:46:27 Speaker 1

It's not necessarily wrong, it's just there are neighborhoods. The city started to realize that there are neighborhoods.

01:46:34 Speaker 1

Who are interested in preservation of character in a more limited way? And they're not as all in as maybe some of some neighborhoods where you know, they just want to do. They want to be more, you know, drastic with it. So this is the city's ability.

01:46:53 Speaker 1

Creating the ability to do what they call historic district light, it's it's, you know, you still can't demo it contributing structure. There is some kind of you know architectural preservation for contributing structures.

01:47:11 Speaker 1

Right, right. Yeah. So, yeah, right. Emily saying that, even the areas that are not in pink could be demoed. Could be you can you can do what you want with those areas.

01:47:24 Speaker 1

And again, those are the kinds of things that you could write it that way. If you want to, you could say you didn't want to do it that way. It's that part's really flexible.

01:47:33 Speaker 1

What the take away is that the city now is enabling neighborhoods to focus where this character preservation is happening to the very front of a structure, and then creating much more flexibility like normal zoning districts for the rest of the property.

01:47:52 Speaker 1

That's the real take away. That's the new thing that is being done that didn't used to be able to be done.

01:48:02 Speaker 1

OK. So that's it and just wanted to kind of end maybe just with any conversation on this idea of if there was in your view, if there was historic regulations in the neighborhood?

01:48:20 Speaker 1

How do you feel about where it should be applied?

01:48:25 Speaker 1

And then maybe.

01:48:25 Speaker 1

Any other comments that you want to get to that we didn't get?

01:48:28 Speaker 1

To like here.

01:48:30 Speaker 8

I have 3 words to say please intrusive.

01:48:35 Speaker 1

Right. Yeah, yeah, least intrusive possible.

01:48:53

Oh, you *****.

01:49:08 Speaker 9

So so when I think what I like about Kendall Park, I like that a lot of the houses have porches.

01:49:15 Speaker 9

I'm actually OK if people screen it in and some people even put glass around it. I can live with it, but I like the idea of open porches and what I don't really like is like big curb cuts and big garage fronts facing the pedestrian areas.

01:49:36 Speaker 9

Now some of my neighbors, they have taken their roofs.

01:49:41 Speaker 9

Taken it from low slope to a steep slope so they can put a full second floor up and then as we know, some neighbors have put a second floor up where there was no second floor and then put the roof on it.

01:50:00 Speaker 9

I have to honestly say that doesn't bother me that much if someone changes the slope of the roof or adds the 2nd floor, but if they keep a porch or even if they were forced if they rebuilt the house in any way to have a porch and address the street.

01:50:19 Speaker 9

And contribute to a pedestrian neighborhood. Then I personally be fine. Like I can be very flexible with that. That's just my opinion.

01:50:30 Speaker 2

What Dagmar just said kind of reminded me that that goes back to the zoning question or the zoning versus like, what do we need a historic District 4 versus that? We'll say that zoning now requires front porches if they're existing in your neighborhood. And so that will be carried over into the new zoning, I'm assuming.

01:50:48 Speaker 2

So if it's a characteristic in your on your street to have front porches, then it is required now. So the upper end of Oakdale might not have as many front porches, but most of the rest of the neighborhood does.

01:51:00 Speaker 12

There's an online.

01:51:04 Speaker 10

OK. Do you want to read?

01:51:05 Speaker 5

That or or.

01:51:09 Speaker 12

The Carson family, you guys have your hand up? Yep, go ahead.

01:51:12 Speaker 3

Yeah. Hey, sorry I joined late, so I might already talked about this, but going along on this.

01:51:18 Speaker 3

Same same lines as Dagmar was talking about.

01:51:23 Speaker 3

Is there? I don't think there's anything in the current zoning that prevents, like, a garage in the front.

01:51:29 Speaker 3

You know, I'm talking about the these houses you see in the country where the garages are right in the front does could we include something like that?

01:51:39 Speaker 1

Yes, I I believe that was added to the zoning and then I believe.

01:51:44 Speaker 1

It was.

01:51:44 Speaker 1

Taken out but, but either, yeah, if it hasn't been taken out, then yeah, that would be a common thing that would be in the regulations.

01:51:53 Speaker 1

Could be in the regulation.

01:51:54 Speaker 2

I think it's. I think the garages are there, they they're allowed to be on the front, but they have to.

01:51:59 Speaker 2

Be set back like 10 feet which is.

01:52:03 Speaker 2

Sometimes a lot, sometimes not.

01:52:04 Speaker 3

Very much they they can still be attached, even if they're.

01:52:07 Speaker 3

Set by or detached.

01:52:09 Speaker 2

Yeah, you can have a front facing garage as long as it's set back from the front facade 10 feet I believe.

01:52:14 Speaker 8

OK.

01:52:19 Speaker 2

Questions or comments in the room?

01:52:29 Speaker 8

A little bit about.

01:52:32 Speaker 6

Assume there's some sort of appeals process. The nature of that.

01:52:39 Speaker 6

Like who makes the decision, right? Right. If you had a contributing structure and you wanted to make alterations to it, is there some consideration like the appeals process? Is there any consideration of net benefit to the property itself and to the community?

01:52:59 Speaker 6

Like, how are these things weighed?

01:53:03 Speaker 1

Yeah, whatever. The regulations of a district would.

01:53:08 Speaker 1

End up being.

01:53:09 Speaker 1

There is a way to ask for a variance, and in that case it's kind of. It's called a variance and you're saying I want to do something that's not in the regulations and you can make that very that variance request to the urban Design Commission in regular zoning districts that are not historic districts.

01:53:29 Speaker 1

You make that variance application to the Board of zoning adjustments. The benefit of of doing a variance application in.

01:53:39 Speaker 1

A historic district is.

01:53:41 Speaker 1

You have a board, the historic, the Urban Design Commission members. It's a board. They're like, you know, they're architects and they're like people who understand these details. And when you go the other route and you're just R4 and you want to ask for a variance and you go to the board of zoning adjustments.

01:54:00 Speaker 1

It's like.

01:54:02 Speaker 1

It's just a more random group of people and so. So anyway, the board is very understanding and they they work with people and so you would you could request the variance to the board when the city staff or the board make decisions. And if you want to appeal a decision that's been made.

01:54:24 Speaker 1

Either they didn't grant your variance or they just made a decision on your application that you didn't like. You can also appeal if the staff say something you want to appeal, you can appeal to the the board. The Urban Design Commission.

01:54:40 Speaker 1

So that that's where you go with an appeal of a staff decision.

01:54:50 Speaker 8

You know, right.

01:54:58 Speaker 8

Right.

01:55:03 Speaker 8

To the community.

01:55:09 Speaker 1

Yeah, yeah. I think the question is, you know, what kind of latitude does does the Urban Design Commission have in allowing you to do things that are not in the regulations? If you were asking to vary the regulations, you know?

01:55:27 Speaker 1

They're always guided by the intent of the regulations, you know, so a historic district has some sort of intent to preserve, you know, the character of contributing structures from a certain period of time. It's all in the the the intent of it. It's all written in the thing when you adopt it. So they're always guided by that.

01:55:48 Speaker 1

And so when they're making hard decisions like that, they're always going back to, well, why was this thing even created? It's because there was a map of all these contributing homes, and it was trying to preserve this certain character. And then.

01:55:59 Speaker 1

They would that would guide.

01:56:01 Speaker 1

You know how they make decisions like that. So it's not like a perfect science, but and there's some things you cannot vary, so you can't vary at all like density. You can't go and just say I want to get a variance to add more density, whether you're in Midtown or a single family home.

01:56:21 Speaker 1

The city doesn't allow things like that, so there is some things you can't.

01:56:25 Speaker 1

Ask for but.

01:56:27 Speaker 2

But you can also rezone a property so like if you're if you're really talking, for example, about turning a house into something commercial, for example. Just a simpler example.

01:56:37 Speaker 2

Then then you can rezone a property to commercial and that and and it may be that if you had a historic district, for example like there's a house next to a commercial district, that would be a really great coffee shop. But it's, you know, zoned residential. So I guess maybe you would need to.

01:56:51 Speaker 2

Zone it commercial. You could do that, and since it's still within the.

01:56:57 Speaker 2

The the Historic District regulations you would probably have to keep that House because it was a contributing house, but you could use it as a commercial use or a Community use or or whatever what have you, but you could also, you know, guided by what parts of the House are actually up for review or, you know, regulated or reviewed at all. Like you can change.

01:57:17 Speaker 2

What's inside that compatibility zone can be changed. It's just what's inside that compatibility zone among those the lot layouts just gets. That's what the regulations actually apply to for contributing structure. So.

01:57:30 Speaker 2

And then they they don't apply to any whatever you want to do outside of that, at least you know the way Poncey Highland wrote it, and the way we could write it is allowed in whatever's, you know, outside of that pink compatibility zone.

01:57:43 Speaker 2

But yeah, so if it was, if it was a contributing structure, it would still have to go by the historic district regulations, whatever they were. But you could change the use by get it, getting it rezoned.

01:57:57 Speaker 2

I don't know if.

01:57:57 Speaker 2

That's kind of that's one of.

01:57:58 Speaker 2

Your example you were talking about.

01:58:04 Speaker 8

Funding structure.

01:58:06 Speaker 8

To community.

01:58:08 Speaker 8

And you have evidence.

01:58:09 Speaker 8

That it would be a death benefit to the.

01:58:11 Speaker 8

Community at large.

01:58:15 Speaker 8

Contributing building. Would there be any consideration whether it's good that if they're free outlays the law of this?

01:58:24 Speaker 2

Yeah, I don't know if they've ever had that before.

01:58:26 Speaker 1

I don't. Yeah, I don't think. Yeah.

01:58:35 Speaker 8

Part of the district.

01:58:43 Speaker 8

And you have.

01:58:44 Speaker 8

You know, replace that parking where the structure.

01:58:47 Speaker 8

As a whole like that.

01:58:53 Speaker 8

What level of detail is in the regulation?

01:59:06 Speaker 1

Yeah, yeah. I mean, for the most part, you know, the older districts are not as flexible, right? So in the older districts, you know, homes that are contributing pretty much stay the way they are. They you can go up a little bit and go back a little bit.

01:59:25 Speaker 1

It would be good for us as we talk about this to, you know, Poncey Highland now has been around for three years. They're much more flexible. So as part of this process, if you know, as we go, we can get more information about, hey, Poncey Highland, your district is super flexible. How have you had dealt with certain scenarios? What have you seen happen in your neighbor? And they've always been willing to come and share with us so.

01:59:47 Speaker 1

That might be a good way to to kind of give some more color on all the different permutations of a very flexible historic district, and how.

01:59:54 Speaker 1

It's been working.

01:59:56 Speaker 1

But for the most.

01:59:56 Speaker 1

Start a contributing structure can't be demoed, so you typically, yeah, you can go up. You can go back, you can modify and like like Emily was saying now in Poncey Highland the back of 1 if it's not in that zone you could do that. But for the most part you you do not see demo unless it.

02:00:16 Speaker 1

It burned down.

02:00:18 Speaker 1

You know, Tornado came through, you know, like those are the only times typically a contributing structure is just it's allowed to be completely demolished.

02:00:28 Speaker 2

Can I just say something real quick before everyone leaves the zoom meeting in here so the everyone in here got the paper handout of the the survey and I know it's just, it's very it's a survey really focused on

what we were talking about tonight. So but if you, you can either fill it out like I said on the paper and you can send it to us via e-mail or probably easier, it's just.

02:00:48 Speaker 2

To go online and do it.

02:00:50 Speaker 2

If you if you scan it, if you do it on the paper, we will just you know input it into the online survey.

02:00:55 Speaker 2

But and everyone on zoom, we really do want you all to fill those out too. And this stuff will all be available. I'm going to post Aaron's slides and this zoom meeting is most of it was recorded except the 1st 5 or 10 minutes. So that will be linked online as well. Sometime tomorrow I'll manage to get all that stuff up, but just.

02:01:15 Speaker 2

As a caveat.

02:01:17 Speaker 2

So does anyone else have any questions in here?

02:01:23 Speaker 2

Do we have any last things we need?

02:01:24 Speaker 2

To say Erin oh.

02:01:31 Speaker 12

I believe your name is Aria Finkelstein.

02:01:34 Speaker 8

If if you.

02:01:36 Speaker 10

Real quick, Aaron, thank you so much. This has been really informative. I just have a question about the process of the schedule and I might have missed this if you explained it earlier. So sorry if I did. But when in the process are we getting together to discuss questions like what we want density to look like?

02:01:55 Speaker 1

Yes. So we're we're going to have three more meetings.

02:02:01 Speaker 1

Between now and November 9th, and we're going to in all the next meetings, we're going to get into details, we're going to tell you, here's how other districts have done this. We're just going to get into much more aspects of what you can do with the home in other districts, what the regulations say we'll have conversation.

02:02:22 Speaker 1

We'll get feedback.

02:02:23 Speaker 1

We'll keep having surveys that will circulate at our meetings and for people who weren't at the meeting.

02:02:30 Speaker 1

And then at the end of the year, we'll take all of that information and then we'll start working on what we think is what the draft of this would be, what we think we're hearing from people, what we think the consensus is. So that at some point next year.

02:02:49 Speaker 1

You know, sometime first quarter next year we would start to have new meetings to talk about that you know this kind of this thing that we would be putting forward that represents what we think this could be.

02:03:03 Speaker 1

So that's a little bit of timeline and.

02:03:05 Speaker 10

So we should come to the next meeting ready, ready to battle it out with people.

02:03:11 Speaker 1

Yes, yes. Whatever side you're on, you come ready to battle for your side. But again, like you know.

02:03:21 Speaker 1

The the we hope these forums are really a chance for people to just get their questions answered and to be informed at the end of the day everyone will be able to make a decision and feel like how they want to to vote or you know what direction they want to go on go and we just want to make sure it's it's always an informed.

02:03:41 Speaker 1

Decision and so hopefully these four meetings will just help people get information about how this could work. What does it really mean? So that's really the goal of these four meetings.

02:03:54 Speaker 10

OK, this has been really informative. Thank you.

02:03:59 Speaker 2

I would say to Aria, I think you know, but there's on the on the survey, there is a question just to really get everyone's feeling about what what would be.

02:04:08 Speaker 2

Well, it says you know what, what? How many units would you be comfortable with on a traditional 50 foot wide lot? So you know all most of our lots are pretty much the same size. So that's that's really just to like get. We really want to know from you.

02:04:20 Speaker 2

This is one of.

02:04:21 Speaker 2

Our like real data points, we want to know what people are comfortable with on these lots, whether we totally don't touch density.

02:04:28 Speaker 2

As a historic district, or whether we're able to touch density and we do touch it and.

02:04:32 Speaker 2

You know, do what we want with it. Then I think that's going to be a really important question to answer. So every question also has like an other you can add more comments, you can add more comments at the end. So if you don't get all your comments in and answering the questions so.

02:04:50 Speaker 1

All right. Well, great. Thanks everybody for coming.

02:04:52 Speaker 1

And the next meeting is. Where did that go?

02:04:56 Speaker 1

October 5th. Great. Thank you all for coming.

02:05:02 Speaker 2

OK.