

CITY OF PEACHTREE CORNERS
COUNCIL MEETING
October 21, 2014, @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. Verbatim minutes were sent to the Mayor and Council electronically for approval, and are available in the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
City Attorney	Scott Robichaux
Public Works Director	Greg Ramsey
Comm. Director	Judy Putnam
Accounting Manager	Brandon Branham

PLEDGE OF ALLEGIANCE: Mayor Mason led the Pledge of Allegiance.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 16, 2014 COUNCIL MEETING.

By: Council Member Aulbach

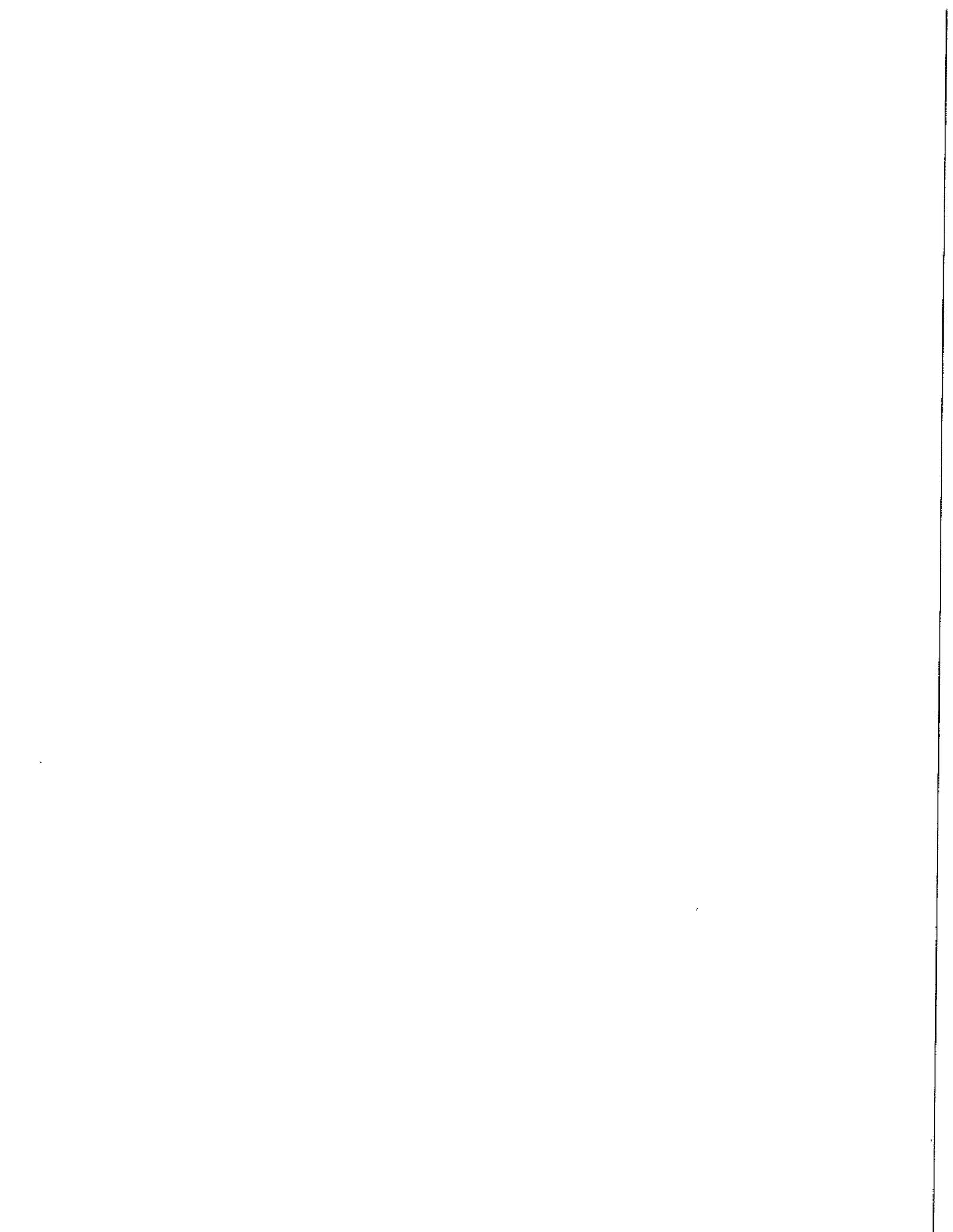
Seconded by: Council Member Christopher

Vote: (7-0) (Aulbach, Christopher, Mason, Sadd, Lowe, Wright, Gratwick)

CONSIDERATION OF THE MEETING AGENDA:

There was no change to the agenda.

PUBLIC COMMENT: There were no public comments.



PRESENTATIONS AND REPORTS:

Introduction of Public Works Director, Greg Ramsey

Mayor Mason introduced the new Public Works Director, Greg Ramsey and welcomed him to the City. Mr. Ramsey previously worked in the cities of Holly Springs and Sandy Spring, and has his degree from Georgia Tech.

Staff Activity Report – Community Development

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of September 29, 2014 – October 17, 2014. These activities included, among other items, meeting with the Town Center LCI team, Planning Commission and Green Committee, and assessing public hearing applications and posting documents to the website.

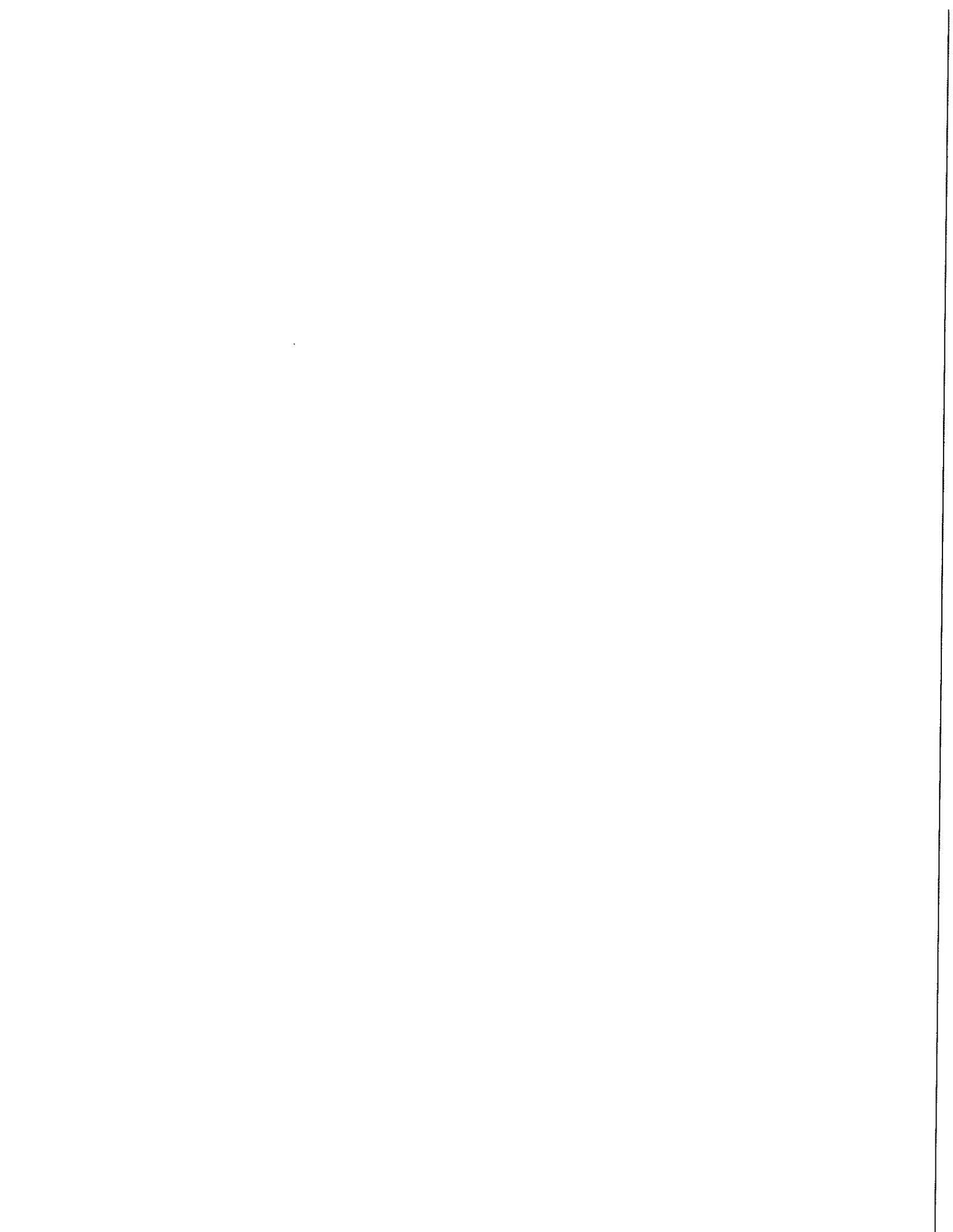
OLD BUSINESS:

O2014-10-31

Second Read of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to SUP2014-004, Crowell Brothers Funeral Home, request for a Special Use Permit on a 2.76 acre parcel zoned C-2 (General Business) to allow a crematory within an existing funeral home at 5051 Peachtree Industrial Boulevard.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Mayor and Council. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit to allow a crematory as an accessory use to the existing funeral home. The property is developed with a 10,665 square foot one-story, brick and stucco funeral home building. The applicant's letter of intent indicates that a proposed 106 square-foot accessory crematory would be installed within the north end of the existing building, with no significant changes proposed to the building's footprint or exterior. After review of the applicant's proposal and other relevant information, Staff recommended that if approval of SUP2014-004 is considered, the following conditions should be included:

1. Crematory, as a special use, shall be added to the funeral home facility and limited to a designated location within the existing building.
2. No additional building square footage shall be permitted to accommodate the crematory, and the crematory shall be limited to 1 (one) retort which may occupy no more than 110 square feet of building space within the existing funeral home.



3. Use of the crematory shall be limited to on-site customers only. No cremation services shall be provided for off-site funeral homes.
4. Any chimney associated with the crematory shall be enclosed.
5. All appropriate state and federal rules and regulations required for the crematory shall be observed in its use. The cremation system shall be a "destruction and capture of emissions" type unit, and shall include opacity controls, Intuitive Logic Control systems and oxygen controls.
6. No exterior advertisement of crematory services shall be permitted on the property.
7. Crematory shall have the same hours of operation as the funeral home. No after-hours use of the crematory shall be permitted.
8. If an inspection identifies a deficiency in the crematory, the retort shall not be operated.

The applicant's representative, John E. Underwood, Attorney at Law, presented his case for the applicant.

Mayor Mason asked for public comment concerning this application. There were comments in favor and opposition. All public comment cards are available in the City Clerk's office.

MOTION TO DENY O2011-10-31.

By: Council Member Sadd

Seconded: Council Member Wright

Vote: (7-0) (Sadd, Wright, Mason, Lowe, Aulbach, Christopher, Gratwick)

ACTION ITEM

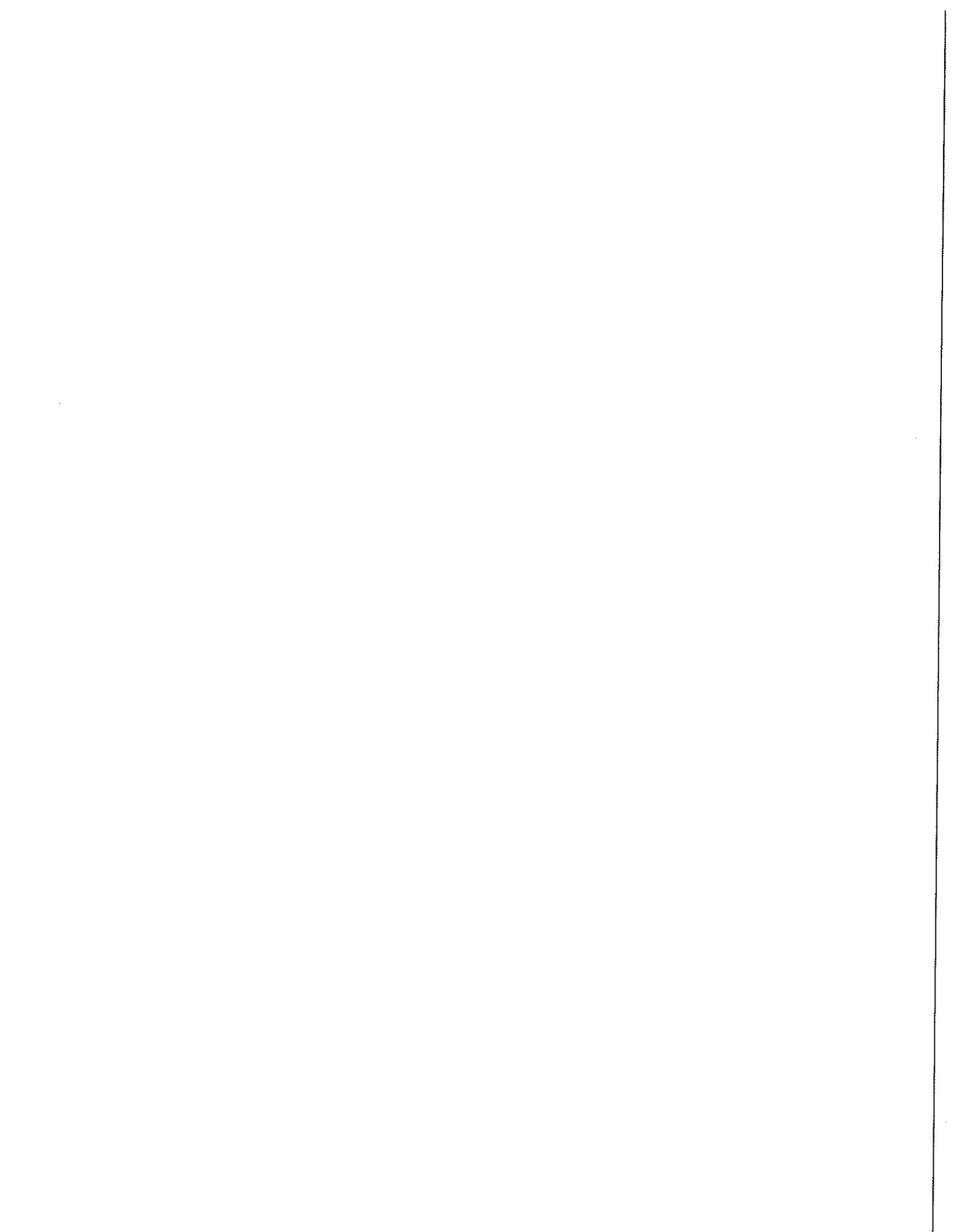
Consideration of a Payment Agreement for Public Works Services between the City of Peachtree Corners and OPTECH TWM, LLC.

MOTION TO APPROVE THE PAYMENT AGREEMENT FOR PUBLIC WORKS SERVICES BETWEEN THE CITY OF PEACHTREE CORNERS AND OPTECH TWM,LLC.

By: Council Member Christopher

Seconded: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Lowe, Wright, Aulbach)



NEW BUSINESS

ACTION ITEM

Consideration of a Payment Agreement for Public Works Services between the City of Peachtree Corners and OPTECH TWM, LLC.

MOTION TO APPROVE THE PAYMENT AGREEMENT FOR PUBLIC WORKS SERVICES BETWEEN THE CITY OF PEACHTREE CORNERS AND OPTECH TWM,LLC.

By: Council Member Christopher

Seconded: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Lowe, Wright, Aulbach)

WORK SESSION:

Holcomb Bridge Corridor RFP

Mrs. Diana Wheeler

Update on IGA/Joint SPLOST Projects

Mr. Greg Ramsey

Corridor Study for S.R. 141

Mr. Greg Ramsey

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR THE DISCUSSION OF ONE (1) REAL ESTATE MATTER AND ONE (1) LITIGATION MATTER.

By: Council Member Wright

Seconded by: Council Member Christopher

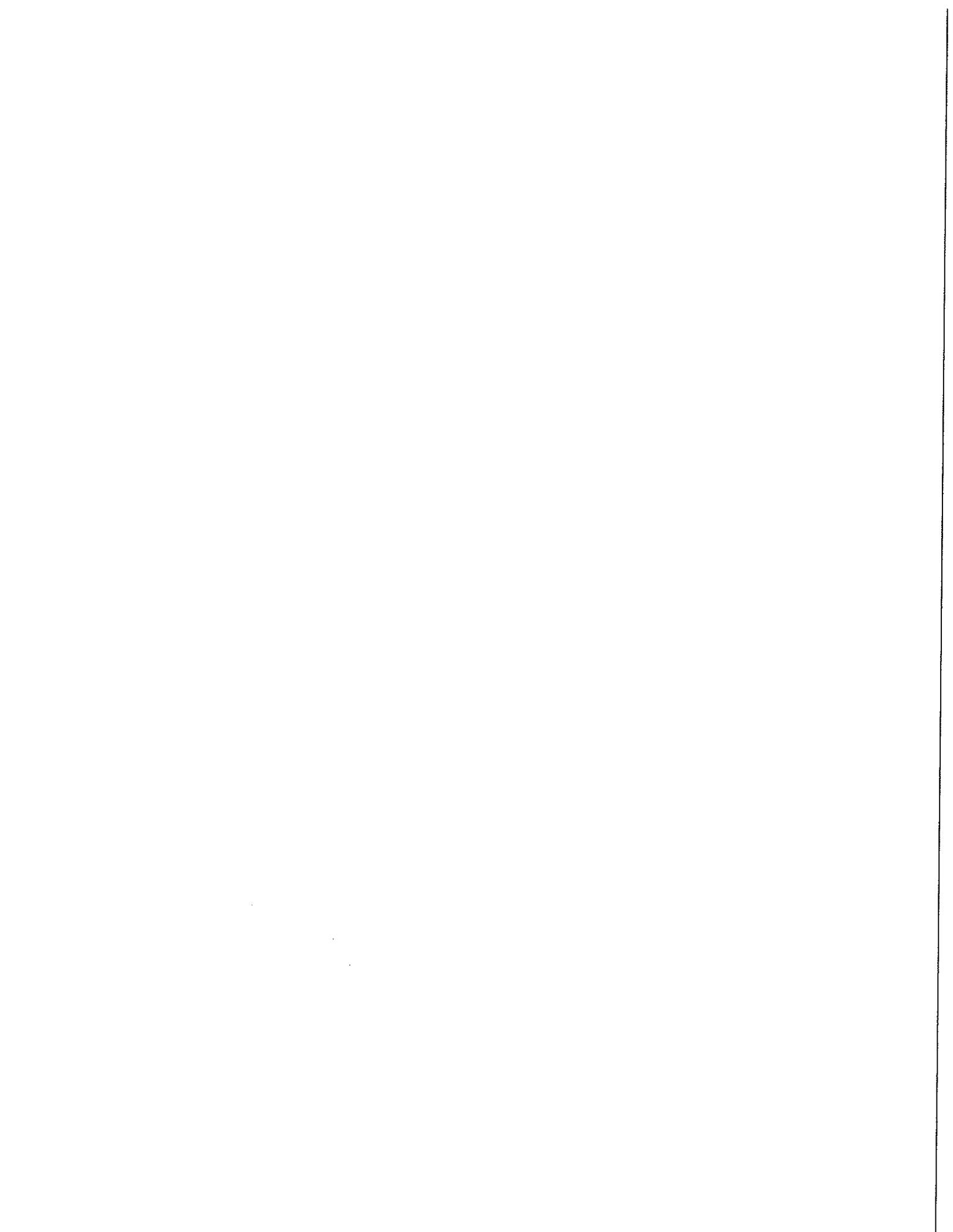
Vote: (7-0) (Wright, Christopher, Mason, Sadd, Lowe, Aulbach, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Lowe

Seconded by: Council Member Aulbach

Vote: (7-0) (Lowe, Aulbach, Mason, Sadd, Wright, Christopher, Gratwick)



ADJOURNMENT:

MOTION TO ADJOURN AT 10:05 PM

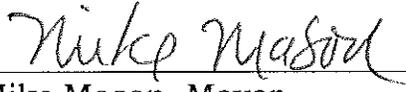
By: Council Member Sadd

Seconded by: Council Member Aulbach

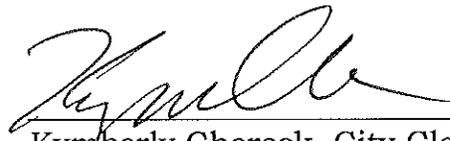
**Vote: (7-0) (Sadd, Aulbach, Mason, Lowe, Wright, Christopher,
Gratwick)**

Approved,

Attest:

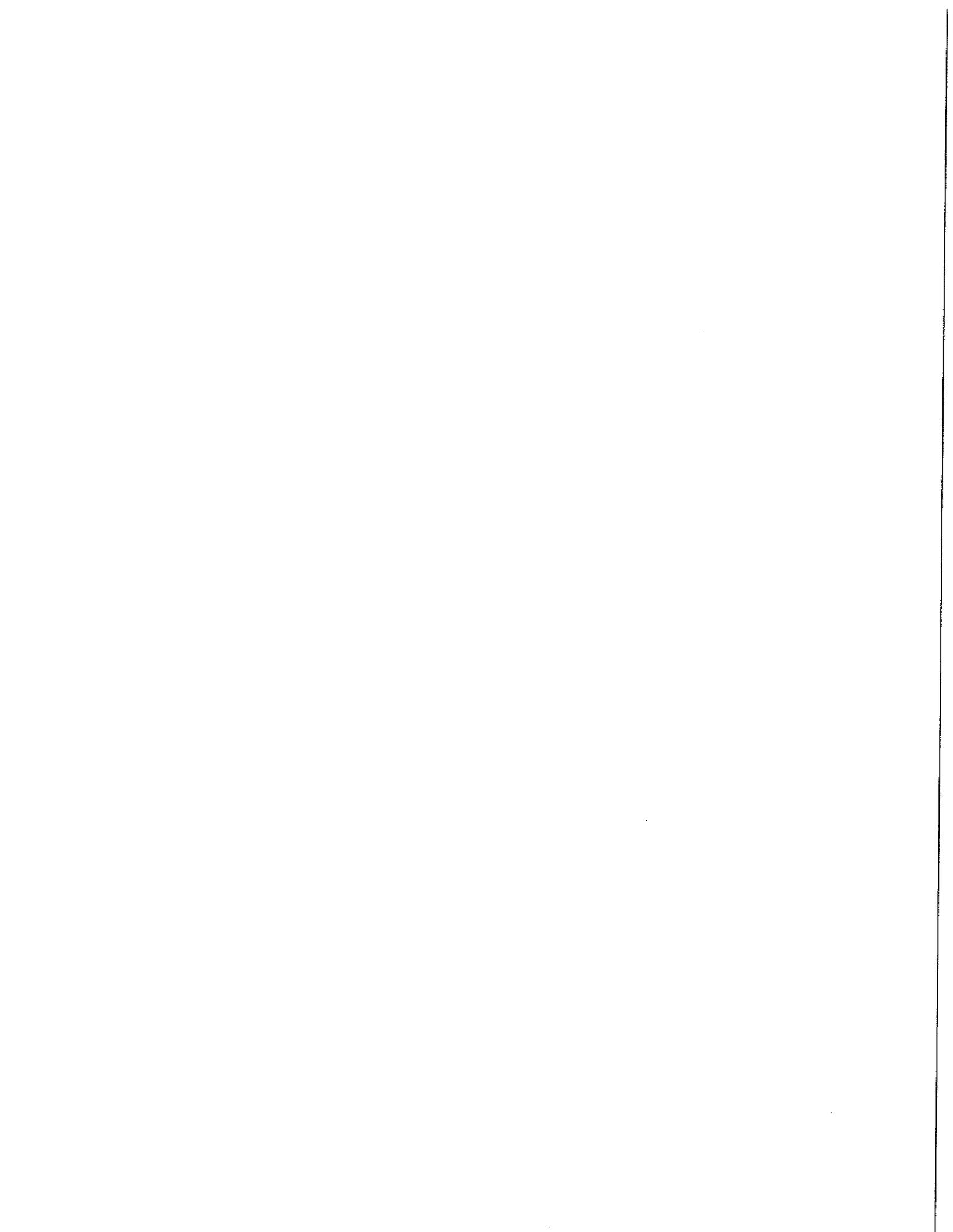


Mike Mason, Mayor



Kymberly Chereck, City Clerk
(Seal)





In The Matter Of:
City of Peachtree Corners
State of Georgia

City Council Meeting (Audio)
November 4, 2014

American Court Reporting Company, Inc.
52 Executive Park South
Suite 5201
Atlanta, Georgia 30329-2217
(404) 892-1331 - (800) 445-2842

CITY COUNCIL MEETING

CITY OF PEACHTREE CORNERS

STATE OF GEORGIA

REGULAR MEETING

Transcript of the meeting of the City Council held at
Peachtree Corners City Hall, 147 Technology Parkway,
Peachtree Corners, Georgia, Mayor Mike Mason
presiding, commencing at 7:00 PM on Tuesday, October
21, 2014, produced by William H. Robertson, Certified
Court Reporter, from a digital audio recording.

* * *

1 PROCEEDINGS
2 7:00 PM
3 MAYOR MASON: Good evening everyone. Let's
4 go ahead and get started.
5 What a great crowd! Democracy in action.
6 It's -- for a guy who has been in this community since
7 '85 and had dreams of the city -- you know, be careful
8 what you wish for; you know?
9 But this is a real example of why we wanted a
10 city, so....
11 I call this meeting to order.
12 AUDIENCE MEMBER: (Inaudible, off-mic) turn
13 it up? We can't hear.
14 AUDIENCE MEMBERS: (Simultaneously:) Can't
15 hear --
16 COUNCILWOMAN: You need to speak into your
17 mic.
18 MAYOR MASON: Can you hear me a little better
19 here?
20 AUDIENCE MEMBERS: Yes.
21 MAYOR MASON: I'll just slide the mic a
22 little closer.
23 All right. Thank you all for coming out.
24 The officer asked me to -- you folks who are
25 over there in the atrium, if you could, keep the

1 APPEARANCES:
2 PEACHTREE CORNERS CITY COUNCIL:
3 Mayor Mike Mason
4 Council Member Phil Sadd Post 1
5 Council Member James Lowe Post 2
6 Council Member Alex Wright Post 3
7 Council Member Jeanne Aulbach Post 4
8 Council Member Lorri Christopher Post 5
9 Council Member Weare Gratwick Post 6
10 PEACHTREE CORNERS CITY GOVERNMENT PERSONNEL:
11 City Manager Julian Jackson
12 Community Development Director Diana Wheeler
13 Public Works Director Greg Ramsey
14 City Clerk Kym Chereck
15 City Attorney William F. Riley, Jr., Esq.
16 Riley McLendon, LLC
17 Assistant City Attorney Scott C. Robichaux, Esq.
18 Riley McLendon, LLC
19 ALSO PRESENT:
20 Mr. Tom Bains
21 Ms. Christy Creedon
22 Mr. Jeff Crowell
23 Mr. Craig Lutton
24 Mr. Niels (surname unknown)
25 Mr. Ron Salvatore
Mr. Stewart Teague
Mr. John E. Underwood, Sr., Esq.
Ms. Stephanie Waters
Ms. Alyssa (ph) English

1 doorway open. He has to be able to tell the fire
2 marshal that, yes, we can all escape; all right?
3 Are we good?
4 AUDIENCE MEMBER: For safety.
5 MAYOR MASON: For safety. Absolutely. Yeah,
6 we want everybody safe. That's -- seriously.
7 Okay. I think -- we have a couple of
8 councilmen missing. One is stuck in traffic, and one
9 will be delayed, but they will both be here.
10 If you will all stand, I'll lead you in the
11 Pledge of Allegiance.
12 (Complying, the gathered assembly
13 recites the Pledge of Allegiance.)
14 MAYOR MASON: You may be seated.
15 Obviously tonight we have a subject of great
16 interest. And the rules of the public hearing is
17 typically 10 minutes on each side. But I don't think
18 -- you know, when we were doing the Yes Campaign --
19 and those of you that heard me give that speech -- I
20 would stay until all the questions were asked, and so
21 -- but I'm not going to do that tonight either. I
22 don't think it would -- no one wants to stay here
23 until 11:00 o'clock. So we're going to double that
24 from 10 minutes to 20 minutes. So -- but both sides
25 get 20 minutes.

Page 5

1 So our clerk, Ms. Chereck, will be keeping
2 that time for us all, and we have to strictly enforce
3 it when the -- it does not go well for all of us for
4 the public record if we do not enforce that, and we
5 will, so...

6 But to do that, I need a motion. So do I
7 hear a motion to amend the rules to allow for 20
8 minutes for both sides?

9 COUNCILWOMAN: So moved.

10 MAYOR MASON: Do I hear a second?

11 COUNCILWOMAN: I second.

12 MAYOR MASON: All in favor, raise your right
13 hand.

14 CITY ATTORNEY RILEY: Before you do that,
15 Mayor, could I have a point of clarification?

16 MAYOR MASON: Yes, sir.

17 CITY ATTORNEY RILEY: That it's -- this is
18 for the proposed public hearing on the zoning matter
19 on this evening's calendar?

20 MAYOR MASON: That is correct, sir.

21 CITY ATTORNEY RILEY: Thank you.

22 MAYOR MASON: And that is the intent of your
23 motion and second; correct?

24 COUNCILWOMAN: Correct.

25 COUNCILWOMAN: Correct.

Page 6

1 MAYOR MASON: All right. All in favor, raise
2 your right hands.

3 COUNCIL MEMBERS: (No audible response.)

4 MAYOR MASON: All right. Thank you.

5 All right. We're good.

6 I've been also asked, for the news media in
7 our presence, to ask: When you come to speak, if you
8 could speak clearly, and that way we know who is
9 speaking, and give us your address, tell us where
10 you're from, and we'll be good.

11 Do I hear a motion to approve the minutes of
12 September 16th, 2014?

13 COUNCILMAN: So moved.

14 MAYOR MASON: Do I hear a second?

15 COUNCILWOMAN: I second.

16 MAYOR MASON: All in favor, raise your right
17 hand.

18 COUNCIL MEMBERS: (No audible response.)

19 MAYOR MASON: All right.

20 The meeting agenda is good, Mr. City Manager?

21 CITY MANAGER JACKSON: (Inaudible, speaking
22 off mic.)

23 MAYOR MASON: Good.

24 We always welcome public comments, and this
25 is the section where we do normally have public

Page 7

1 comments -- and that's the little card you fill out
2 that was over there.

3 We won't -- it wouldn't be appropriate for
4 you to -- and I would discourage anybody, if they want
5 to talk about the crematorium matter, to do that in
6 the public comments, since that's not part of the
7 public hearing.

8 So if somebody wants to say something that's
9 not part of that, we're certainly glad to hear from
10 you. But otherwise...

11 AUDIENCE: (No response.)

12 MAYOR MASON: Going, going --?

13 AUDIENCE: (No response.)

14 MAYOR MASON: All Right. Thank you.

15 Nothing on the consent agenda.

16 I have the privilege -- moving on to the
17 first item under "Presentations" -- I have the
18 privilege of introducing our Public Works Director,
19 Greg Ramsey. Greg is new to us. He works with CH2M
20 HILL.

21 And, Greg, do you want to kind of give us a
22 quick rundown of your background?

23 DIRECTOR RAMSEY: Yes, sir. Thank you.

24 First of all, thank you for the warm welcome.

25 UNIDENTIFIED SPEAKER: Speak into the mic.

Page 8

1 DIRECTOR RAMSEY: I'm very excited to be
2 here.

3 (Complying with mic request:) I'm very
4 excited to be a part of a community that (mic
5 feedback) obviously has a tremendous amount of
6 activism and community concern.

7 UNIDENTIFIED SPEAKER: We can't hear you.

8 UNIDENTIFIED SPEAKER: Yeah, we can't hear
9 you.

10 DIRECTOR RAMSEY: (Speaking more clearly:)
11 How is that?

12 (Indiscernible off-mic comments and mic
13 feedback.)

14 DIRECTOR RAMSEY: How is that?

15 UNIDENTIFIED SPEAKER: Press the green light.

16 DIRECTOR RAMSEY: Is that okay?

17 (Indiscernible, multiple off-mic
18 speakers.)

19 DIRECTOR RAMSEY: Okay.

20 MAYOR MASON: Well, you know, he did go to
21 Georgia Tech. I --
22 (Laughing.)

23 COUNCILWOMAN: Yay! Yay!
24 (Laughing.)

25 MAYOR MASON: So you expect me not to take

Page 9

1 that shot?
2 (Laughing.)
3 DIRECTOR RAMSEY: That was a low blow.
4 MAYOR MASON: (Laughing.)
5 COUNCILWOMAN: We'll vote for you, though.
6 DIRECTOR RAMSEY: I appreciate that.
7 Well, it's great. Thank you very much for
8 the warm welcome. I appreciate it.
9 I'm excited to be here. I'm excited to be a
10 part of this community again. I worked here for
11 several years with a consulting firm.
12 I did go to Georgia Tech. Usually I'm proud
13 of that, except during football season.
14 (Laughing.)
15 DIRECTOR RAMSEY: It's good to be here to
16 make a new start --
17 UNIDENTIFIED SPEAKER: (Inaudible, speaking
18 off mic.)
19 DIRECTOR RAMSEY: -- to start operations,
20 from a Public Works perspective, on November 1st --
21 just a couple of weeks from now -- and we're excited
22 to do that as well.
23 We have an intergovernmental agreement, an
24 agreement with Gwinnett County to take over those
25 services on November 1st, and so we are excited to do

Page 10

1 that.
2 I've been in this industry, civil engineering
3 and program management -- public works management, for
4 18 years, and I've been in the metro area since 1991.
5 Again, I worked at Peachtree Corners before
6 it was Peachtree Corners for about eight years, and so
7 I know this area fairly well.
8 I'm excited about it. Thank you very much
9 for the warm welcome. And I appreciate this turnout
10 for comments tonight on this topic.
11 Thank you very much.
12 MAYOR MASON: Thank you, Greg.
13 All right. Good.
14 Ms. Wheeler, your staff report?
15 DIRECTOR WHEELER: Mayor and Council, I'm
16 going to keep it brief this evening.
17 Three particular dates that I want to call to
18 your attention:
19 - And next month, because there is a holiday,
20 Veterans' Day, our regularly scheduled planning
21 commission has been moved to Wednesday, November 12th.
22 So I wanted to call that to your attention.
23 - Also October 27th at the UPCCA meeting
24 we'll be presenting information about the city's
25 property, the DDA property across from The Forum, so

Page 11

1 anybody who is interested in that, check our website
2 -- October 27th, next Monday, at Peachtree Corners
3 Baptist Church.
4 - November 20th is our next town center LCI
5 meeting. It will be held here, 7:00 o'clock in the
6 evening, and it's a community meeting to gather input
7 about our town center LCI. It's going to be our last
8 big public hearing. Of course the website will also
9 feature that as well.
10 So I just wanted to bring those three things
11 to everyone's attention.
12 Thank you.
13 MAYOR MASON: Thank you.
14 All right. I think we're ready to go.
15 CLERK CHERECK: Okay. The first item under
16 "Old Business" is (as read:) "Ordinance 2014-10-31,
17 second read of an ordinance to amend the City of
18 Peachtree Corners zoning map pursuant to SUP2014-004,
19 Crowell Brothers Funeral Home, request for a Special
20 Use Permit on a 2.76 acre parcel zoned C-2 to allow a
21 crematory within an existing funeral home at 5051
22 Peachtree Industrial Boulevard.
23 MAYOR MASON: All right. Thank you.
24 Ms. Wheeler?
25 DIRECTOR WHEELER: (Approaching microphone.)

Page 12

1 CITY ATTORNEY RILEY: As she steps to the
2 microphone, Judge -- Mayor -- I'm sorry -- wrong --
3 the wrong forum -- in the other forum earlier today.
4 MAYOR MASON: (Laughing.)
5 CITY ATTORNEY RILEY: Mayor, if we could just
6 note for the record that both the other council
7 members are now present, and so we have the full mayor
8 and council here for this --
9 MAYOR MASON: All right.
10 CITY ATTORNEY RILEY: -- proceeding?
11 MAYOR MASON: Well done.
12 All right. Yes, ma'am?
13 DIRECTOR WHEELER: Mayor and Council, this
14 first item on your public hearing agenda concerns a
15 Special Use Permit request on a 2.7 acre parcel that
16 you see highlighted in yellow up on the screen.
17 The property is zoned C-2 General Business,
18 and the applicant is requesting a crematory as an
19 accessory use to their existing funeral home.
20 This property is located on the northwest
21 side of Peachtree Industrial Boulevard, south of its
22 intersection with South Old Peachtree Road.
23 The property is occupied by a 10,665 square
24 foot, one-story, brick-and-stucco funeral home
25 building, and what the applicant would like to do is

Page 13

1 to install a 106-square-foot accessory crematory.
2 This would not modify the building in any significant
3 way -- a couple of changes to the front elevation, but
4 no additional building would be added, no additional
5 square footage would be incurred as a result of this
6 crematory use if it's approved.
7 The surrounding area for this particular
8 piece of property has a mix of residential, commer-
9 cial, office, and industrial uses. To the north and
10 west is Peachtree Memorial Park Cemetery. To the east
11 is a 120-foot-wide cemetery buffer next to the
12 Berkeley Terrace subdivision.
13 Zoning for this particular funeral home use
14 was granted in 1984 by Gwinnett County. The adjoining
15 subdivision, a residential subdivision, was built
16 later.
17 The zoning code, Section 1702, identifies
18 specific criteria that should be evaluated when
19 considering a zoning decision. Those criteria are
20 outlined in the staff report. We've gone through
21 those. The applicant has addressed each one of those
22 criteria. The staff has also commented. Those are in
23 your staff report, and they include criteria that
24 include the suitability of the proposed use, its
25 impact on surrounding property and traffic, and any

Page 14

1 special conditions associated with this particular
2 application.
3 We looked at this application with regard to
4 the comprehensive plan, and what we found is that the
5 future development map indicates that the property is
6 located within a preferred-office-character area.
7 Policies for the area state that buffers are to be
8 imposed to protect an area of lower intensity or those
9 that are predominately residential, which we have in
10 this particular case.
11 But in this case of a crematory, there are
12 additional considerations that have to be given
13 because crematories generate emissions, and those are
14 not necessarily mitigated by the traditional landscape
15 buffers. So that's something to keep in mind.
16 You may recall that this particular
17 application -- or an application for a crematory --
18 was previously submitted in April of 2013. That
19 application was withdrawn before the city council
20 public hearing. The applicant at that time advised
21 staff that they wished to take the time to familiarize
22 their neighbors with their request and provide
23 additional information to help address neighbor
24 concerns.
25 Since that previous hearing the applicant has

Page 15

1 invited neighbors to attend a cremation service, as
2 well as to visit their existing facility. In addition
3 the applicant hired Stripling Shaw Appraisal Group to
4 prepare a report analyzing the potential impact of
5 crematory installations on residential property values
6 and home sales.
7 From the previous hearing, what we've learned
8 is that there are two dominant issues. The first is
9 the one of emissions and a concern that neighbors have
10 about the smokestack emissions from a crematory. The
11 second major concern is the perceived impact that a
12 crematory may have on adjacent residential property
13 values and home sales.
14 So with this application, what the applicant
15 has done -- or has attempted to do -- is to try to
16 address, among other things, those two particular
17 things; and so we included in your staff analysis
18 those particular things, called out.
19 Regarding emissions, as we know now from
20 receiving a lot of information from the community and
21 from the applicant, there's a lot of information about
22 emissions, and not all of it is consistent.
23 The State of Georgia Department of Public
24 Health published a fact sheet entitled "Common Health
25 Concerns about Crematory Operations," and the first

Page 16

1 question there says: "What is released into the air
2 during crematory operations?"
3 And -- I'm going to quote from that fact
4 sheet -- and it says (as read:) "Emissions from
5 crematory operations may include a very small amount
6 of several chemicals.... One chemical, mercury, is
7 sometimes a concern for nearby residents. The levels
8 of mercury emitted from a crematory are considered
9 extremely low and do not pose a health risk.... [On
10 average] a crematory may emit approximately two pounds
11 of mercury...per year."
12 That talks about what the emissions are, as
13 it currently stands. However, the chemicals released
14 are below government regulatory standards, and so
15 there are no federal, long-term tests, so the
16 emissions are not monitored or regulated by the EPA.
17 There is no definitive or conclusive
18 information on long-term effects on health and air
19 quality that may be attributed to crematory emissions.
20 So we have some short-term information and not
21 necessarily long-term information.
22 We also looked at the real estate impact, and
23 we found that a study completed in 2009 indicates that
24 there are at least 11 funeral homes with crematories
25 in Georgia located near residential areas. Two of

Page 17

1 these are in Gwinnett County -- one in Lawrenceville,
2 one in Lilburn.
3 It's important to note that the most recent
4 requests for crematory additions for funeral homes
5 were both denied by Gwinnett County. Those are the
6 most recent cases.
7 At the applicant's request, the Stripling
8 Shaw Appraisal Group prepared a report entitled
9 "Analysis and Review of Potential Impact of Crematory
10 Installation on Residential Real Estate Values." The
11 report identifies various properties that sold before
12 and after the installation of a crematory and finds
13 that all examples identified increased in value with
14 no detrimental impacts on area residential (audio
15 drop) estate values that were found.
16 The report also includes two additional types
17 of analysis. The first assesses the long-term impact
18 on residential property values. The second is a
19 review of sales data over a 24-month period for
20 property within one mile of the property.
21 At its conclusion the report's authors state
22 that they have not been able to discern any indication
23 that the opening of a crematory had any long-term or
24 net-negative impact on area residential real estate
25 values.

Page 18

1 Now, not being real estate appraisers
2 in-house, we contracted with someone who is an
3 independent, third-party real estate appraiser -- a
4 certified appraiser, Childers Associates -- to review
5 this report that we received.
6 Mr. Childers' determination is that the real
7 estate report that we received from the applicant is
8 deficient in several key areas. The most notable and
9 consistent deficiency throughout the report appears to
10 be: While there are reviews of property sales near
11 crematories, there are no evaluations of properties in
12 the greater surroundings as a point of comparison, so
13 there is no way to know if properties near crematories
14 gained less value as a result of their location than
15 those not located near a crematory. Mr. Childers
16 notes that having this comparison would help determine
17 if the location of crematories near homes made any
18 difference, not just whether home values increased
19 over time despite a nearby crematory.
20 So after having looked at all of these
21 reports and the evaluations, staff offered two
22 observations to the planning commission for their
23 consideration. First is that the Stripling Shaw
24 report could have provided more complete information
25 and answered additional questions. Second is that

Page 19

1 while it may be possible that homes located near
2 crematories did not appreciate at the same rate as
3 homes not located near crematories, the Stripling Shaw
4 report shows that homes near crematories did not lose
5 value.
6 So at their September 9th meeting, the
7 planning commission considered this application, they
8 held a public hearing, and they voted unanimously to
9 recommend approval of the applicant's request, subject
10 to eight conditions -- and I'm going to go over those
11 briefly with you:
12 - The first is that a crematory as a special
13 use be added to the funeral home facility and limited
14 to a designated location within the existing building.
15 - Second is that no additional building
16 square footage be permitted to accommodate the
17 crematory, and the crematory be limited to one retort
18 which will occupy no more than 110 square feet of
19 building space within the existing funeral home.
20 - The use of the crematory be limited to
21 on-site customers only. No cremation services will be
22 provided for off-site funeral homes.
23 - Any chimney associated with the crematory
24 has to be enclosed.
25 - All appropriate state and federal rules and

Page 20

1 regulations required for the crematory have to be
2 observed in its use.
3 - No exterior advertisement of crematory
4 services shall be permitted on the property.
5 - The crematory shall have the same hours of
6 operation as the funeral home, no after-hours use of
7 the crematory to be permitted.
8 - And any inspection identifies a deficiency
9 -- if any inspection identifies a deficiency in the
10 crematory, the retort shall not be operated.
11 Those were the planning commission's
12 recommendations.
13 In addition to that, we also received 36
14 e-mails in support of the application, 74 e-mails in
15 opposition, 1 petition with 149 signatures in
16 opposition. And those are all the comments that we
17 received for the record.
18 I'd be happy to address any questions if you
19 have them at this time regarding this application.
20 MAYOR MASON: Any questions for Mrs. Wheeler?
21 COUNCILMAN: Yes, Mr. Mayor.
22 MAYOR MASON: Yes?
23 COUNCILMAN: So, Ms. Wheeler, on condition
24 number 8, which talks about if there's a deficiency in
25 the crematory -- so can we expand that a little bit?

Page 21

1 It talks -- it addresses what happens if there is a
2 deficiency, that the report must be -- shall not be
3 operated. But what happens next, once the deficiency
4 is corrected? Is another inspection required? Is
5 there a grace period before the crematory is started
6 again?
7 I think we need to expand on that.
8 DIRECTOR WHEELER: Yes. We certainly would
9 have to come up with a protocol for that if that was a
10 condition that was adopted.
11 COUNCILMAN: Okay. So, I mean, if that's --
12 if that condition is in there, then I think we need
13 something. Can we add to that?
14 DIRECTOR WHEELER: Certainly. You could
15 modify any condition, add conditions.
16 COUNCILMAN: Okay. Who would conduct the
17 inspections?
18 DIRECTOR WHEELER: We would have to get
19 someone who is state certified --
20 COUNCILMAN: Okay.
21 DIRECTOR WHEELER: -- to do that. We
22 don't --
23 COUNCILMAN: So --
24 DIRECTOR WHEELER: -- have anyone on staff
25 who would be qualified.

Page 22

1 COUNCILMAN: Right. But at the beginning of
2 the condition it says (as read:) "If an inspection
3 identifies a deficiency...", so it's assuming that
4 there's a protocol for how an inspection takes place.
5 Someone state-certified will conduct that
6 inspection? Or is that inspection done by the funeral
7 home?
8 DIRECTOR WHEELER: No. It would have to be
9 done by an independent third party, and --
10 COUNCILMAN: Okay.
11 DIRECTOR WHEELER: -- it would have to be
12 somebody who is state certified.
13 COUNCILMAN: Okay. So is it reasonable then,
14 if whoever conducted that inspection and identifies
15 the deficiency -- then once the deficiency is
16 corrected, then a follow-up inspection is required to
17 make sure that the inspector agrees that the
18 deficiency has been corrected, before the --
19 DIRECTOR WHEELER: (Inaudible, speaking off
20 mic.)
21 COUNCILMAN: -- crematory can be started
22 again?
23 DIRECTOR WHEELER: (Speaking off mic:) Yes
24 (ph).
25 COUNCILWOMAN: Ms. Wheeler, in that point

Page 23

1 would we have a protocol: The city would call the
2 inspectors in periodically to check? Or would we rely
3 on the state to do their inspections? How would that
4 work?
5 DIRECTOR WHEELER: Well, they -- there are
6 state requirements for funeral home operations, and so
7 as part of their licensing they would have to have a
8 state inspection.
9 MAYOR MASON: All right. Any other questions
10 for Mrs. Wheeler?
11 COUNCILMAN: Yes, sir, Mr. Mayor.
12 MAYOR MASON: Yes?
13 COUNCILMAN: So, Ms. Wheeler, if you could,
14 expound a little bit about -- a little bit around
15 exactly why the past two crematories were denied.
16 They were denied by city councils? Or were they
17 denied by the county? Was it the county?
18 DIRECTOR WHEELER: They were denied by the
19 county -- though the minutes of those meetings don't
20 go into a great deal of detail, and so we know that
21 they were denied, but all of the discussion is not
22 part of their record within the minutes.
23 COUNCILMAN: So they gave no rationale? It
24 was just --?
25 DIRECTOR WHEELER: They may have, during the

Page 24

1 meeting, but that (indiscernible, simultaneous
2 speakers) --
3 COUNCILMAN: Gotcha. Okay. Enough said.
4 DIRECTOR WHEELER: -- was not contained in
5 the minutes.
6 FEMALE SPEAKER: (Barely audible, speaking
7 off mic:) They (ph) don't (ph) type the minutes.
8 MAYOR MASON: Any other questions?
9 COUNCIL MEMBERS: (No response.)
10 MAYOR MASON: All right. Thank you, ma'am.
11 DIRECTOR WHEELER: Thank you.
12 MAYOR MASON: Is the applicant ready? Mr.
13 Underwood?
14 MR. UNDERWOOD: Before my time starts, Mr.
15 Mayor, I just want to ask, do I get rebuttal in
16 addition to the 10 minutes? or is my rebuttal included
17 in the 10 minutes?
18 MAYOR MASON: It's 20 minutes -- and the
19 rebuttal is in the 20 minutes.
20 MR. UNDERWOOD: Okay. Very good.
21 Well, then what I'd like to do, if I could --
22 is there a timer up there?
23 MAYOR MASON: Wave your hand, Mrs. Chereck.
24 CLERK CHERECK: (Complying.)
25 MR. UNDERWOOD: Very good.

Page 25

1 I'm going to be brief. This matter has been
2 thoroughly briefed to the city council. We have tried
3 to address every concern that there is.
4 What I want to emphasize first of all is the
5 actual effect -- oh, here it is -- the actual change
6 to our building. It's here -- there -- no, right
7 there. That exterior addition on the top of the back
8 of the southwest corner of the existing garage is the
9 only visible change that will be made to this
10 building. Nothing else will change -- no size
11 increase, nothing.
12 The reason they chose that location was to
13 locate it as far away as possible from any residential
14 areas.
15 We have submitted to you, by my letter of --
16 I believe it is October the 17th -- a great deal of
17 data on distances to nearby communities too, and
18 distances of other funeral homes and crematories from
19 existing communities -- where possible, I gave it from
20 the stack -- and you will see that of those -- I
21 believe it was five -- funeral homes and crematories
22 that I prepared, the Crowell Brothers' is farther away
23 than any of them from any nearby neighborhood.
24 I want to also add, with respect to the
25 emissions argument: You know, the United States

Page 26

1 Environmental Protection Agency has determined that
2 crematories are -- don't require a permit. That does
3 not mean that they are not regulated; they are subject
4 to the same air quality regulations as every other
5 point source. The same thing with respect to the
6 Georgia Environmental Protection Division. They have
7 determined that an air quality permit is not required
8 for a crematory, but they are still subject to general
9 air quality regulations and rules, just like every
10 other point source of emissions. Okay?
11 Secondly, with respect to the inspection
12 issue that you presented: You know, the State of
13 Georgia already requires two annual inspections a year
14 on crematories. You know -- and without talking with
15 my client about this -- the understanding I had with
16 the condition that was proposed by the planning
17 commission was that if we had a problem and we had to
18 notify the state, we would also notify the city, and
19 we would also notify the city when that problem was
20 resolved.
21 Now, personally I don't think Mr. Crowell
22 cares if the city wants to come and inspect the
23 crematory, but I do contend -- and I think that state
24 law would -- that the state would agree with me -- the
25 Attorney General would agree with me -- that as far as

Page 27

1 regulation of the operation of the crematory, you've
2 been preempted by the State Board of Funeral
3 Directors, which does regulate, and it does require
4 the test. If there is an operating issue, they have
5 to correct it within five days or they have to give
6 notice. So, you know, the issue is already in play.
7 It is already regulated by the state.
8 But we will notify the city if there is any
9 problem that requires us to notify the state. And if
10 there is any failing test, we will notify the city.
11 And we will also notify the city when the problem is
12 corrected.
13 Having said that, I also wanted to add that
14 we've met with our opposition -- with Ms. Creedon and
15 I believe it was nine people, total, including their
16 attorney -- and we offered to try to find some
17 consensus -- what could we do? what can we do to
18 address your concerns? -- and we really didn't get
19 much of a response. What we got was: Not here; it's
20 too close.
21 Now, ladies and gentlemen, let me ask you,
22 when Peachtree Corners was formed, you guys enacted a
23 zoning resolution, and that zoning resolution says
24 there are four zoning areas, four areas zoned where
25 you can have a crematory. Three of those -- which

Page 28

1 are, if I recall correctly, C-2, C-3, and M-1 -- allow
2 a crematory only as an accessory to an exist- -- to a
3 funeral home -- and that's an SUP. The other, M-2,
4 allows a crematory or a funeral home.
5 This crema- -- this funeral home is located
6 in the middle of 35 acres. There is -- it is the only
7 funeral home in Peachtree Corners -- and I presume
8 that the city council knew that, when they enacted the
9 zoning resolution. If this SUP is not acceptable here
10 as an accessory to a funeral home, there is no funeral
11 home where it will be acceptable as an accessory
12 anywhere.
13 It is in the best location by far for a
14 crematory.
15 It is -- it -- and we have citizens from the
16 community here who want to have a crematory at that
17 funeral home.
18 It is not an emissions problem, as far as the
19 state and the federal government is concerned. Who
20 are we to second-guess them on that?
21 Now, having said that, I won't say that I'm
22 insensitive to the concerns that the public have, but
23 I'm afraid that there has been a lot of misinformation
24 out there and a lot of information from studies done
25 in other countries. I would prefer to address that by

Page 29

1 way of rebuttal. I will, however, add this. We are
 2 open to additional conditions. If it will make the
 3 neighborhood feel more comfortable to limit the hours
 4 of operation -- as in the Springfield, Tennessee,
 5 report -- to 8:00 AM to 5:00 PM, we're willing to do
 6 that.

7 We have heard some concern that the retort
 8 that we have proposed was too -- had too high a
 9 capacity. We proposed that retort because we
 10 understood at the last time we applied, that one of
 11 the concerns was: It was not the most technologically
 12 advanced unit available. There are three retorts that
 13 Matthews had -- I'm going to submit this into the
 14 record -- but we'll use any one of them that the city
 15 council wishes for us to use. We're willing to do
 16 that.

17 I have here with us today Mr. Ron Salvatore,
 18 who is from Matthews Cremation, who will be able to
 19 answer any technical questions.

20 I will add this into the record momentarily.

21 I also have Alyssa (ph) English (ph) here,
 22 who is from the Georgia Board of Funeral Directors. I
 23 have Jeff Crowell, Alan Crowell, the Crowell family,
 24 and their supporters here.

25 Without further ado, I'm going to turn this

Page 30

1 over to Jeff. He makes a much better presentation.
 2 And the funeral industry is a service
 3 industry. The Crowell brothers have served this
 4 community for generations, and I think that if you're
 5 going to have a crematory run by an honorable, honest
 6 and caring property owner and funeral director, there
 7 is no better-qualified person than the Crowell family.

8 Thank you.

9 And I'll reserve the remainder of my time for
 10 rebuttal (inaudible, speaking off mic).

11 MR. JEFF CROWELL: I'll be real brief.

12 I do want to thank the mayor and the council
 13 for your time. I know y'all have spent a lot of time
 14 and effort in looking at this matter.

15 That being said, I just want you guys to know
 16 that -- and I'm speaking for my family, the whole
 17 group here -- we've been in business for 56 years, and
 18 anybody that's been in business any time at all knows
 19 how difficult that is, to stay in business and do what
 20 needs to be done to -- and do what's right.

21 And -- but our main concern -- our biggest,
 22 number-one concern -- that I want to get across -- and
 23 I know I'm on the clock, so I'll be quick -- but I do
 24 want --

25 And we've talked to probably every minister

Page 31

1 in this city, and a lot of ministers which are here
 2 tonight -- or some ministers that are here tonight --
 3 that are out of this city. I haven't talked to one
 4 minister or clergy that is against what we're trying
 5 to do. They see firsthand when someone loses a loved
 6 one and -- the situation that they are in, and they
 7 know it is a -- something that this community needs.
 8 I haven't had one objection from one minister -- and
 9 they represent a lot of people.

10 But the reason why we want this is because of
 11 the trust factor. When people come to us, they
 12 entrust us to take care of their loved one, and
 13 they're making arrangements, as a general rule, on the
 14 worst day of their life, and it's a very difficult
 15 time for families, and that's who we're concerned
 16 about, our families -- number one, our families -- we
 17 want to serve our families.

18 And we don't want to be restricted to be able
 19 to give them the best service that they expect and
 20 they want, and the best service that they could ever
 21 have is to have everything. And they're asking us;
 22 they want that cremation done under our care. They
 23 don't want us to give up custody, to go to another
 24 funeral home in another city -- another county, at
 25 times -- and to someone they don't even know. They

Page 32

1 are entrusting us to take care of their loved one.
 2 So that's what we're trying to accomplish
 3 tonight. It's all about the families and serving our
 4 (inaudible, background coughing). And we care deeply
 5 for them.

6 I appreciate your time.

7 MAYOR MASON: Thank you.

8 Any questions for the applicant? -- Mr.
 9 Underwood or Mr. Crowell? From the council, any
 10 questions?

11 COUNCIL MEMBERS: (No response.)

12 MAYOR MASON: All right. If none, let me
 13 open the public hearing.

14 Are there any -- is there anyone here tonight
 15 that would like to speak in support of the applicant?

16 AUDIENCE MEMBER: I'd be happy to do that.

17 MAYOR MASON: All right.

18 Do we have some cards?

19 UNIDENTIFIED SPEAKER: Um-hmm.

20 MAYOR MASON: All right.

21 MR. TOM BAINS: (Speaking off mic:) My name
 22 is Tom Bains. (Speaking on mic:) My name is Tom
 23 Bains. I live at Stonehenge Drive in River Place
 24 subdivision.

25 Many of you here, I know. Many of you here

Page 33

1 are friends.
2 Mr. Mayor, City Council, Ms. Wheeler has
3 introduced some information which I had already had
4 prepared, that I wanted to share with -- and I'm not
5 going to re- -- you know, go over basically what she
6 has already offered, other than:
7 I follow state regulations. My past history
8 -- in transportation and homeland security and TSA --
9 of my career has always followed state and federal
10 regulations. What -- I take that as pretty much the
11 gospel. Because of the guidelines we have to hold and
12 follow, I kind of feel like we need to be doing
13 somewhat the same thing, although I know we're dealing
14 with the community and we're dealing with a lot of
15 emotion here tonight.
16 But I also recognize that as a community
17 member -- I live at the end of Lou Ivy -- not only
18 these are friends of mine, but I also someday would
19 like to be cremated. I don't want to be transported.
20 It's not one of my things I would like to have happen
21 to my body at -- you know, that's my -- one of my last
22 wishes.
23 So I really appreciate your time, and I thank
24 you so much.
25 MAYOR MASON: All right. Thank you, sir.

Page 34

1 If there are no other people who will speak
2 in support --?
3 UNIDENTIFIED SPEAKER: (Inaudible, speaking
4 off mic.)
5 MAYOR MASON: Let me point one thing out too
6 -- because your attorney won't mention it, so I can --
7 you're taking his time -- his rebuttal time -- away.
8 MR. CRAIG LUTTON: Sure. No problem. I'll
9 be --
10 (Laughing.)
11 MAYOR MASON: Are you speaking here in
12 support or in opposition?
13 MR. CRAIG LUTTON: In support.
14 MAYOR MASON: All right, sir.
15 MR. CRAIG LUTTON: Yeah, my name is Craig
16 Lutton. I live in Peachtree Station, and I've lived
17 in Peachtree Corners for 25 years. And I'm a graduate
18 of Duke University. I'm a realtor with Keller
19 Williams, and my office is in The Forum, at the north
20 end of The Forum there.
21 My neighbor asked me to come tonight and
22 speak as a totally objective voice here. I don't know
23 the Crowells. I don't know any of these people who
24 are in -- opposed to this.
25 But I can say that -- with absolute certainty

Page 35

1 -- that this will have absolutely no impact on
2 people's property values. There may be other concerns
3 these people have, but I guarantee you, 18 months ago
4 none of these people in here knew whether there was a
5 crematory there or not. And six months from now they
6 won't be able to tell there's a crematory there. And
7 I'll bet not a single one of them asked their realtor
8 when they bought their property if there was a funeral
9 home with a crematory in the vicinity that they might
10 object to.
11 So I -- I'm just trying to offer an objective
12 voice here. It will have zero impact on property
13 values. If they have other objections -- they may
14 have some -- but that's it.
15 MAYOR MASON: Thank you, Mr. Lutton.
16 All right. Would anybody like to speak in
17 opposition? Do we have some names?
18 FEMALE SPEAKER: (Inaudible, speaking off
19 mic.)
20 CLERK CHERECK: Yes. The first one is
21 Stewart Teague.
22 MR. STEWART TEAGUE: Respectfully, Mayor and
23 City Council, my name is Stewart Teague, and I
24 represent the United Citizens of Peachtree Corners,
25 Inc. It's a civic association that was formed partly

Page 36

1 to address this zoning issue regarding the application
2 for a Special Use Permit.
3 I also represent Mark (ph) Major (ph), who is
4 a resident of Berkeley Terrace.
5 If you look at the photograph that I've put
6 up on the screen -- I don't know if you have it in
7 front of you or you have to look --
8 MALE SPEAKER: (Inaudible, speaking off mic.)
9 MR. STEWART TEAGUE: -- behind you -- but
10 basically Berkeley Terrace is the building that is
11 close to the existing funeral home that you see, and
12 since the applicant seeks to place the proposed
13 crematorium with a retort on the rear of the building,
14 that is the exact depiction of what those neighbors
15 will back up to.
16 Under an application of a Special Use Permit
17 criteria -- that is a procedure for zoning, where you
18 have a use that is not considered to be appropriate
19 for an area, but the code allows for the use outside
20 of the permitted-use area if it meets certain criteria
21 -- so in your exercise tonight, what you're supposed
22 to do is not to listen to the pleas for cremations
23 here in Peachtree City [sic]. It's purely a land-use
24 analysis with regard to whether or not the criteria
25 have been met.

Page 37

1 And we do not believe that the criteria have
2 been met in this situation. This is a permitted use
3 in the M-2 heavy industrial area, not a permitted use
4 in the C-2 area.
5 It is my understanding that this would be the
6 first instance -- if the city grants the Special Use
7 Permit -- where a Special Use Permit for an M-2 heavy
8 industrial use has been allowed in the C-2 district,
9 and so there is some precedent setting that could go
10 on tonight, in addition to the issue with regard to
11 the crematorium.
12 I understand that the planning commission
13 recommended approval for the last application. But
14 previously when the application came before the mayor
15 and city council, the planning commission recommended
16 denial. So, at best, there is a net-no-effect with
17 regard to the planning commission recommendation. And
18 of course the mayor and city council holds the final
19 say on the matter, and the planning commission doesn't
20 hold any weight here.
21 The first criteria and the second criteria
22 are very similar. They involve the effect of the
23 property, as proposed with the crematorium, on
24 adjacent and nearby properties.
25 You are going to hear tonight from several of

Page 38

1 the residents who have done extensive research. This
2 is not a NIMBY-type opposition. These people have
3 done their homework. They have gone out and looked at
4 other types of crematoriums. They've also looked at
5 studies, including studies that are in the draft
6 stage, and you're going to see that and have those
7 materials in front of you to be placed into the
8 record.
9 Business demand is not a criteria. The
10 excellent reputation of the applicant, which is -- we
11 can't attack that -- there's no reason to; he is an
12 excellent man, has done an excellent business here in
13 the city. But those are not the criteria. It's the
14 effect on adjacent and nearby properties.
15 The surrounding area is a vibrant residential
16 community. When these people moved into their homes,
17 they did not anticipate that there would be a
18 crematorium there.
19 The buffer -- while they say it's in the
20 middle of 30-plus acres, if you actually go out -- and
21 I'm sure you're familiar with the property -- the
22 actual area of the cemetery that's between where the
23 proposed retort will be and the properties that back
24 up -- above the cemetery [sic] -- to the back is not
25 that extensive. It's not in the middle of 30 acres.

Page 39

1 Additionally, the properties in the back sit
2 at an elevated topography in relation to where the
3 proposed retort would be, which literally means that
4 they are in the line of the emissions. And you're
5 going to hear testimony with regard to what the
6 emissions may be.
7 You have before you -- the city commissioned
8 a real estate study that said that the methodology
9 that was used by the applicant's real estate study was
10 flawed. That's really all that needs to be said with
11 regard to that issue. We've also addressed it in our
12 letter.
13 Plainly we're talking about a location that
14 is not appropriate for a crematorium in the city. It's
15 at the southern gate of the property on Peachtree
16 Industrial Boulevard. While the applicant has agreed
17 to certain conditions with regard to signage, there's
18 no effective way that we believe that the city could
19 prohibit signage by the applicant's business, which
20 means that as people enter Peachtree City -- or
21 Peachtree Corners, they are going to see the signage
22 for the crematorium, and that's the first thing that
23 they are going to see as they come north on Peachtree
24 Industrial Boulevard.
25 The third criteria is: Does the property

Page 40

1 have a reasonable economic use as currently zoned?
2 The answer is "yes." It is a funeral home that's
3 doing a vibrant business currently there. The fact
4 that they would do more business with a crematorium is
5 not a consideration with regard to whether or not you
6 grant a Special Use Permit.
7 The criteria C in the ordinance is: Does it
8 have a reasonable economic use as currently zoned?
9 There is no indication -- and the applicant has made
10 no showing whatsoever -- that they cannot use this
11 property for C-2 uses.
12 Other criteria in there look at -- require
13 you to look at whether or not the conditions of the
14 current area and the conditions that would be created
15 by the proposed retort are in compliance with the
16 land-use plan.
17 As you've heard from Ms. Wheeler, the
18 land-use plan calls for this area to be office, which
19 is on the southern periphery of Peachtree Corners. If
20 you place a crematorium there and if the information
21 that the opposition has uncovered with regard to
22 mercury emissions is at least partially correct, you
23 have ruined your land-use plan with regard to the
24 southern part of Peachtree Corners.
25 The next criteria requests the applicant to

Page 41

1 show whether or not there are existing or changing
2 conditions in the area that would indicate that you
3 would grant a Special Use Permit for this particular
4 type of use. What that means is -- in the zoning
5 parlance -- is you look at the area and see: Is it in
6 a state of transition? what are the surrounding uses
7 to the area? is there something about this particular
8 area that would make it more appropriate for granting
9 a Special Use Permit for a crematorium?
10 The applicant has not made any showing in
11 that regards. This is a strong residential area that
12 backs up to the proposed site. It is not an area
13 that's in transition. It's not a dilapidated
14 neighborhood that's around it. These properties have
15 excellent property values, and the opposition would
16 like to see the property values maintained.
17 I think it's probably better that you hear
18 directly from these citizens that you -- that have
19 elected you, that can tell about what they've done to
20 research this type of use and the hazards of mercury
21 emissions, so I'm going to turn it over to the next
22 speaker that we have here.
23 (Applause.)
24 MAYOR MASON: I'd ask you to hold your
25 applause.

Page 42

1 CLERK CHERECK: The next speaker is Stephanie
2 Waters.
3 MS. STEPHANIE WATERS: Good evening. Thank
4 you for your time today.
5 I too agree, who are we to question the
6 federal government and all the other areas that have
7 looked at this? -- so I made (inaudible, audio drop)
8 phone calls.
9 One of the references in the applicant's
10 documentation referred to the EPA, so I called the
11 person in charge of global mercury emissions for the
12 EPA. It took her four days, but she called me back --
13 her name is Mary Ann Bailey (ph) -- and she said that
14 they just published the national emissions inventory,
15 they did not study a crematory.
16 I asked her if she could please send me the
17 studies that would reassure me that the emissions
18 levels were low enough that my family was safe.
19 She said that is not why they didn't study
20 them; they don't consider the human body, waste. And
21 she said that the Stationary Source Department would
22 be the one to study it. She said the UK has been
23 front on the issue and the legislation, and she
24 admitted that the US has not been aggressive with the
25 legislation and the research regarding this matter.

Page 43

1 Please note that the UK passed the
2 Environmental Protection Act where all crematories
3 have to have mercury scrubbers by 2020 and would have
4 to be complete by 2012 [sic].
5 Mary Ann put me in touch with Mike Korber
6 (ph), who is the EPA Assistant -- Associate Director
7 for Policy Research Standards Setting for the EPA.
8 It's -- they do all the research; they set the
9 standards. They're out of Triangle Park [sic], North
10 Carolina.
11 Mike called me back, and we had a very honest
12 conversation, and he said: Stephanie, I'm going to
13 tell you, it's on our short list to regulate in the
14 Stationary Sources Department; and, secondly, we could
15 get sued to do it sooner; this is a huge issue around
16 the entire nation.
17 Mike Korber put me in touch with Sidney
18 Stephens and several from the Georgia Department of
19 the EPD, and they -- I have several e-mails indicating
20 that they unfortunately do not hold crematories to the
21 standards. In fact all funeral homes and crematories
22 of any size whatsoever are completely exempt.
23 We did meet with Mr. Crowell, and I think
24 he's a wonderful man, and I think he has great
25 intentions. I think they've built a great business,

Page 44

1 and I think he would even do his best to take care of
2 us. But unfortunately you cannot use best-case,
3 short-term criteria to make a long-term decision.
4 I admitted to him -- I -- we agreed that the
5 research regarding this matter on the emissions are
6 very contradictory, and he said that, with that in
7 mind, that he looks at what's going on around him.
8 So I set out to look at several crematories.
9 I've been to all of them in Lawrenceville. I asked
10 Mr. Crowell which one he thought was most relatable to
11 our upscale, vibrant community in Peachtree Corners,
12 and I went to that one as well.
13 I actually was looking for real estate
14 reassurance at the time, based on the Shaw report, and
15 I was very surprised instead to see this -- I'm not
16 sure if you can see the smoke in the picture --
17 there's a little bit of a glare, Kim (ph) -- but --
18 So my point in this is not that the retort
19 that Mr. Crowell will put in is going to be smoking --
20 I do believe that actually his retort will be more
21 modern -- but my point in it is that I did call the
22 EPD, and while they say that the people are not
23 subject to the air permit regulations, they do expect
24 them to have some sort of standards for that.
25 Unfortunately the air-permit regulations permit up to

Page 45

1 40 percent opacity. So they looked at that and said
2 it wouldn't even pass the test, even if it was
3 regulated.
4 So I will tell you, again, there was smoke
5 blowing, and in fact you could smell it as well.
6 I also visited Wages & Sons because they said
7 it was so, so very close to the library that was right
8 there, and it's been given as a reference several
9 times. And Wages & Sons also had a cremation in
10 progress, and there was nowhere near the amount of
11 smoke coming out of the vent for that particular
12 crematory at all.
13 That is the vent. The vent faces the side of
14 the road that goes to the library, so you can --
15 (whooshing sound) -- that's a vent. It's blowing
16 directly toward the library. Again, not very loud,
17 but you can smell it.
18 And so I went to the library parking lot,
19 which is really just, as they said, several steps --
20 not really very many steps -- down, and I interviewed
21 someone:
22 PRERECORDED MALE SPEAKER: (Inaudible) going
23 on at this moment, and I can definitely smell the
24 fumes from the building, and it is not comfortable.
25 And knowing what it is, it is definitely not

Page 46

1 comfortable to me. And that's --
2 MS. STEPHANIE WATERS: Okay. Again -- I'm
3 not big on the myths and all the issues -- Niels (ph)
4 is going to go over a study -- but the -- I've been on
5 the phone with the EPA and the EPD, literally for
6 hours, and they have given us research stats -- if you
7 look at the date on that, October 15th -- Niels is
8 going to take you through the science -- but it's
9 extremely defensible that this is not very safe.
10 And -- Angelica, will you please stand up --
11 Angelica's home is 327 feet -- with her two beautiful
12 children -- and she just spent a lot of money on her
13 backyard with flagstone and a stainless steel, huge
14 grid -- grill, and built it all out.
15 And for all the cremations that I saw in
16 progress, out of the vents specifically you could
17 definitely smell something.
18 And, again, the study that we've just
19 received indicates that there is in fact a risk.
20 So I'll turn it over to Niels for more
21 research regarding this matter.
22 MR. NIELS (surname unknown, possibly
23 "Seebeck"): Thanks, Steph.
24 (Applause.)
25 MR. NIELS (surname unknown): Thanks for all

Page 47

1 your work on that. Thank you -- and for the council
2 for their time -- and Mr. Mayor.
3 I'm going to be pressed for time here. I've
4 got a volume of information that I think will be great
5 to get through, so hopefully you'll have some
6 questions afterwards; that will be a great way to get
7 through some of it.
8 But let me just get through the starting
9 point. I think we can all agree that mercury is a --
10 mercury vapors are a very clear danger.
11 And if you look at any number of sources --
12 OSHA, the CDC, the ATC, and even more specifically the
13 California Office of Environmental Health Hazard
14 Assessment -- they have actually placed a reference
15 exposure level -- that will come up in just a second.
16 That reference exposure level is specifically geared
17 to the fact that developing fetuses and children are
18 the most exposed to the dangers of mercury emissions,
19 so....
20 The other thing I want to point out is where
21 we've gathered this information from. It is as
22 independent as we can find. We've looked to
23 regulatory bodies. We've tried to stay away from
24 special interest groups. You know, we've tried to
25 give you the best picture we could possibly find.

Page 48

1 That's what I'm going to go over with you.
2 So Steph already talked briefly about the
3 Georgia Department of Health and the EPA. We won't
4 belabor the point. The Georgia Department of Health
5 statement that's in the application that's been relied
6 on is on dated material. It's reference is a 2002 EPA
7 document. You've already heard from the EPA their
8 expectations, that they're behind the curve on this
9 one, and they expect to be sued -- well, may be sued.
10 The actual document in reference has no
11 health references. There seems to be this intimation
12 that the EPA says it's not regulated; therefore it's
13 okay. I mean, cigarettes also weren't regulated at
14 one point in time. That does not make them okay. You
15 know, let's be at the forefront of this and not behind
16 it.
17 The actual EPA position -- I'll just give you
18 one quick quote from the Environments International
19 article. This was sent to us by the EPA, as far as
20 giving us information that's viable. It's referring
21 to crematories, and it says (as read:) "If they are
22 installed near a nuclear population, any specific
23 filter is used, and the height of the stack is
24 relatively low, human health risks should not be
25 discarded."

Page 49

1 "...human health risks should not be
2 discarded." I cannot emphasize that strongly enough.
3 We're going to keep going on that.
4 Next let's talk about this Spring Hill (ph)
5 study. It's been referenced a number of times. I
6 trust you've read it. I apologize for the volume of
7 information I sent you yesterday; all the citations
8 are in that. If you want to go back and check this
9 yourself, I encourage you; it's got great information
10 in there.
11 That InSafe (ph) study noted very
12 specifically that the maximum one-hour and eight-hour
13 avian (ph) air concentrations -- those are the
14 reference exposure levels set up from the city [sic]
15 of California -- or the Office of Exposure Hazards
16 Assessment -- were violated for nearby properties.
17 Those properties, including the ones that were
18 violated, are actually further away than where the
19 current townhomes are now.
20 So, again, there's a very distinct data
21 point. That reference exposure level was violated.
22 People were in clear danger of harm.
23 Let's also jump to the end result that's been
24 held out as: "See, it's safe because of this."
25 One, that's an entirely different place, an

Page 50

1 entirely different atmosphere, an entirely different
2 topography. Regardless of that, because of those
3 results, they actually imposed specific restrictions
4 on the crematory. So, you know, to be held out as:
5 "This is an example of how safe this is," the end
6 result was countless man-hours, countless departmental
7 resources from different government bodies coming
8 together to decide: This is a real health risk;
9 therefore, it needs more regulation.
10 So to say "It's regulated fine now," just
11 doesn't hold up.
12 Now let's look to some independent sources.
13 We're far from the first country that's going
14 through this. Lots of other countries actually have a
15 much higher cremation rate, so there's no cultural
16 bias here, there's no axes to grind.
17 Canada is one of the biggest-percentage-
18 cremation countries in the world. It does up to 80
19 percent.
20 I'm not going to read you the list of
21 countries. There's 18 different countries. There's
22 multiple states that have come up to this same
23 conclusion, that it's a clear health and safety
24 hazard; therefore it is regulated -- the mercury
25 emissions are regulated.

Page 51

1 Currently we have no mercury emission
2 regulation for this in the USA, in the state, at the
3 city, at the county, so -- let's go on from there.
4 I want to read you a very specific quote
5 which was from an interior health authority that was
6 going through this exact issue, looking at citing a
7 crematory near residences. (As read:) "From a public
8 health perspective, we believe that crematoria and
9 residential neighborhoods are conflicting land uses."
10 Let me read that again. (As read:) "From a
11 public health perspective, we believe that crematoria
12 and residential neighborhoods are conflicting land
13 uses."
14 That's not anybody with an ax to grind.
15 That's an interior health department with a population
16 that supports cremation in full.
17 All right. Let's go to the final point.
18 I've got a great graph here, and this is the
19 current state of actual exposure here in the US. This
20 is done by a special committee on air pollution and
21 toxic hot spots in California. California is
22 obviously a bit of a petri dish when it comes to all
23 things air related.
24 This is what it shows. These are different
25 sized stacks. That's where the actual emissions are

Page 52

1 exiting.
2 On a 20-foot stack -- and by the way, the
3 Crowell Brothers' emission stack looks like it would
4 be lower, and it might be capped, making the
5 dispersion even worse -- if you look out -- this is in
6 meters on the bottom -- 250 meters is where it's safe
7 to be around these things when they're operating.
8 Okay? That's a reference exposure number (ph).
9 That's where it's safe.
10 You go before that -- so the townhomes would
11 be right about here -- that is not safe. That is a
12 clear and present danger to the people involved.
13 I'm going to wrap this up really quickly.
14 I think it's your utmost duty to protect the
15 health and safety of your residents, above interests
16 of business. I encourage you to vote this down and
17 really, you know, protect us. Don't gamble with our
18 lives.
19 Thanks.
20 (Applause.)
21 MAYOR MASON: Do we have any rebuttal from
22 the applicant?
23 MR. UNDERWOOD: (Barely audible, speaking off
24 mic:) Yes.
25 But before -- but first, I note in this

Page 53

1 sketch that we had here, that isn't a depiction of the
2 townhomes. The townhomes are over here, and the
3 crematory is over here.
4 And here's a plan view that shows what it --
5 what the actual buffer is. Okay? -- I don't know if
6 you can see that -- but that's what the actual buffer
7 is. It's closer to 200 feet. It is -- there is no --
8 the funeral home -- not to mention the crematory --
9 the funeral home isn't even visible from the -- from
10 any of the townhomes --
11 FEMALE SPEAKER: Use the microphone.
12 MR. UNDERWOOD: -- and it's certainly not
13 visible --
14 MALE SPEAKER: Use the mic.
15 MULTIPLE SPEAKERS: (Inaudible, off mic.)
16 MR. UNDERWOOD: (Complying.) The funeral
17 home is not visible from any of the townhomes, nor is
18 it visible from any of the residences that have
19 complained. You cannot go to the entrance of the
20 subdivision -- any subdivision -- and even see the
21 funeral home.
22 Now I'm going to -- with respect to Mr.
23 Niels' documentation here, I shared with him my
24 documentation, and he didn't bother to respond to me,
25 he didn't copy me on any of these responses, and

Page 54

1 frankly I didn't really follow where he was getting
2 his information from.
3 But I'll tell you this. In my package that I
4 sent you on October the 17th there's a letter from
5 Laura (ph) Green (ph), who is an environmental
6 scientist, addressing the issue in California on the
7 emissions of the RELs, and what she says is: The fact
8 that the projected impacts did not even come close to
9 occurring with such a frequency, that is -- the
10 one-hour REL for mercury is 600 nanograms per meter
11 (ph) cubed -- a nanogram is, I believe, one
12 one-millionth (ph) of a gram -- of -- excuse me -- of
13 a milligram; it is one -- it, I think, is one
14 one-hundred-millionth (ph) of a gram -- anyway, I
15 refer you back to my letter -- but anyway, the longest
16 (ph) intervals between two intervals of condensation
17 (ph) greater than the one-hour REL are -- I think she
18 said -- "once every 28 years," and that would mean
19 that you would have to be standing next to the retort,
20 within a hundred feet of it, and stand there for an
21 hour and during the one event that occurred every 28
22 years.
23 I also want to note that this was dealing
24 with power (ph) pack (ph) two (ph).
25 And as far as concessions are concerned, if

Page 55

1 you want -- if you think that a higher stack will
2 reduce the emissions more, we'll put a higher stack on
3 it. We'll do whatever the city council deems as
4 appropriate to protect the citizens, so long as we get
5 our permit.
6 We are rational and reasonable with this. We
7 do not want to make enemies of our neighbors. Even --
8 AUDIENCE MEMBER: (Inaudible, off mic and
9 simultaneous speakers.)
10 MR. UNDERWOOD: I'm sorry --?
11 MAYOR MASON: Please save the comments.
12 Go ahead, sir.
13 MR. UNDERWOOD: I'm sorry -- I also wanted to
14 add that this was an example of the cooperation that
15 we have gotten from the neighborhood.
16 We have held out an olive branch. We
17 continue to hold out an olive branch. We are holding
18 out an olive branch now.
19 Whatever you want, within reason, we're
20 willing to do. We're willing to put in a smaller
21 crematory. We're willing to put in a taller stack.
22 We're willing to limit our hours, if that will make
23 the neighbors feel better.
24 We don't contend that it has anything to do
25 with emissions. The -- first of all, Canada -- to

Page 56

1 rebut part of what Niels said -- Canada doesn't even
2 regulate mercury emissions, according to my expert
3 over here at Matthews. California air quality has
4 never denied a permit.
5 The permit at Spring Hill, which is in
6 Tennessee, was granted. And it's the -- they're --
7 every crematory in Tennessee requires an air quality
8 permit.
9 They don't require it in Georgia. If Georgia
10 requires them to have a permit, we'll comply with it.
11 If the EPA enacts a law or a permitting
12 procedure, we're going to comply with it.
13 We are going to obey the law. We are going
14 to be good citizens. We are going to do whatever the
15 regulating authorities require us to do.
16 With that -- or do you have any questions? --
17 or do the questions go on my time?
18 MAYOR MASON: Yes, they do go on your time.
19 Any questions for the applicant --
20 COUNCILMAN: Mr. Mayor --
21 MAYOR MASON: -- from the council? -- yes?
22 COUNCILMAN: Yep.
23 One question, Mr. Underwood. I just want to
24 understand a comment that you made in your
25 application. It's with regard to the exhaust vent --

Page 57

1 CITY ATTORNEY RILEY: Stop the time -- pardon
2 me; pardon me, Council Member.
3 Questions don't go on his time --
4 MAYOR MASON: I see --
5 CITY ATTORNEY RILEY: -- so we can -- but if
6 he's -- he has the rest of his time to go, if he
7 wishes to continue and make any more statements, but
8 if he wants to --
9 MR. UNDERWOOD: Excuse me one second, if we
10 could hold the time for one second to let me consult
11 with my client --?
12 (Discussion off the record.)
13 MR. UNDERWOOD: I'm going to let Mr. Ron
14 Salvatore, the rep from Matthews Cremation, to come
15 and have the last two-and-a-half minutes, and then
16 I'll be happy to address questions from the council.
17 MR. SALVATORE: Good evening. My name is Ron
18 Salvatore. I represent Matthews Cremation.
19 Can you hear me okay?
20 MISCELLANEOUS SPEAKERS: (Inaudible, speaking
21 off mic.)
22 MR. SALVATORE: Awesome.
23 Really I'm here to answer any questions you
24 may have regarding the operation of the equipment that
25 is being proposed.

Page 58

1 And let me just share with you, I've been
2 with this -- in this industry for 27 years, and I've
3 done -- probably, myself -- over a thousand
4 crematories. A great majority of them -- probably
5 80-some-odd percent of them -- are located -- that
6 we've done in the last 15 years -- are all in funeral
7 homes. They are operating throughout the country.
8 They are operating without creating a problem. They
9 are operating without creating a nuisance.
10 The simple reality is, the federal US EPA has
11 done exhaustive studies. They've done actual testing
12 for crematories. They exempted them in 1999 as part
13 of the Clean Air Act, and then they continued that
14 exemption in 2005.
15 The EPA will always look at making certain
16 that whatever plants -- or -- pardon me -- point
17 sources there are, are always being looked at,
18 updated. But as of today, there are no federal
19 requirement for crematories.
20 So I can't really comment beyond that. But
21 the reality is, testing has been done by EPA -- not by
22 us and not by anyone else in the industry, but by EPA
23 -- and they have determined that crematories are below
24 what they call the de minimis level, which means the
25 emissions are so low, they don't -- they basically

Page 59

1 just don't justify regulation.
2 That does not mean that the state can't come
3 in and regulate it. And as the attorney stated --
4 John -- it still has to meet certain air quality
5 standards, so we are -- actually have to build the
6 equipment to a specific standard, and that is being
7 done.
8 And we have approximately 70 cremators
9 operating in Georgia, probably 3500 -- almost 4,000 --
10 operating throughout the world.
11 With that, I really don't have anything else
12 to add, unless you have questions -- that I'd be happy
13 to answer for you.
14 MAYOR MASON: Any questions for the
15 gentleman? -- from the council?
16 COUNCIL MEMBERS: (No response.)
17 MAYOR MASON: All right. Thank you.
18 MR. UNDERWOOD: All right. I'm going to take
19 advantage of my last 48 seconds here.
20 I did check with the Georgia Board of Funeral
21 Directors. There are 96 crematories in the State of
22 Georgia right now, and 91 of them are located in
23 funeral homes. Only 5 are standalone crematories.
24 You know, that's the nature of the funeral
25 industry. That is where the industry is going. It's

Page 60

1 driven by public demand, the demand of your
2 constituents that you're -- the demand of the people
3 of Peachtree Corners to have their loved ones cared
4 for in a dignified and appropriate manner.
5 Having said that, I won't use up the last 17
6 seconds of my time. I'm not going to sacrifice them
7 (inaudible) but I'll save you my 10 seconds.
8 Thank you. I have -- I'm happy to answer any
9 questions.
10 MAYOR MASON: Any questions?
11 COUNCILMAN: (Inaudible, background noise.)
12 MAYOR MASON: Yes, sir?
13 COUNCILMAN: How many funeral homes are in
14 Georgia?
15 MR. UNDERWOOD: Alyssa, how many funeral
16 homes, total, in Georgia, do you know?
17 MS. ALYSSA ENGLISH: There are about 700.
18 MAYOR MASON: 700? Thank you.
19 COUNCILMAN: Well, how many have crematories
20 in them?
21 MR. UNDERWOOD: Ninety-six.
22 COUNCILMAN: Ninety-six? Okay. Sorry.
23 COUNCILWOMAN: No, 91.
24 MR. UNDERWOOD: Excuse me -- 91; 91 in
25 funeral homes, 96 in the state. And several of those

Page 61

1 are here in Gwinnett County.
2 And you may note that I've provided you with
3 information regarding the denial by the Gwinnett
4 County Board of Commissioners. And we can only
5 speculate, but my understand is that they were
6 adjacent to the existing residential areas, which was
7 far closer than what we're looking at -- like, you
8 know, a hundred feet, or across the street.
9 COUNCILMAN: Mr. Mayor, I have a question.
10 MAYOR MASON: Yes, sir?
11 COUNCILMAN: Oh, I -- actually this question
12 is for both sides. Now, obviously both sides have
13 done a ton of due diligence, and I commend everybody
14 on all the research you've done and all the work
15 you've done on this; it's to be commended.
16 So you had a meeting with the community --
17 and I think you said nine folks showed up to your
18 meeting -- and you guys had conversations about, you
19 know -- short of not putting a crematory in any
20 capacity there on the Crowell Brothers' property, what
21 other concessions or what other conversations did --
22 you guys might have had? -- and I want to ask the same
23 question for this side, as well -- did you come up
24 with anything that would make a solution to make you
25 guys whole and to make them whole? Is there anything

Page 62

1 out there?
2 MR. UNDERWOOD: Well, you know, what I have
3 suggested to you is that, you know, we'd be willing to
4 waive our Constitutional right to put up a sign for a
5 period of two years. And then, frankly, if you wanted
6 to extend that -- I'm somewhat reluctant to waive a
7 Constitutional right for my client forever -- but, you
8 know, if you want it to be five years, I'm sure that
9 Mr. -- the Crowell brothers would consider that.
10 As far as --
11 COUNCILMAN: Well, short of a sign, I mean,
12 is there anything else? -- any other concessions that
13 the Crowells are willing to make with this side in
14 order to put something on this property?
15 MR. UNDERWOOD: Put in a smaller crematorium,
16 as I've specified over there. To limit operating
17 hours to 8:00 to 5:00, as indicated in my -- and, you
18 know, I don't think that --
19 COUNCILMAN: Are these the conversations that
20 you've had with this party? -- and you a con- --
21 MR. UNDERWOOD: It never got --
22 COUNCILMAN: Did you guys have discussions
23 over this kind of stuff?
24 MR. UNDERWOOD: It never got that far with
25 them.

Page 63

1 We asked them: What could we do for them?
2 And they said: Move it to M-2; put it down
3 south of Jimmy Carter Boulevard. You know, that's
4 basically the only thing that's acceptable.
5 You know, when we asked the question: "How
6 far is far enough?" no one could answer. As near as I
7 can figure, we can't -- being out of the line of sight
8 is not enough, you have to be out of the line of
9 thought. You have to be so far away that they won't
10 have to think about it. That's as near as I could
11 come to --
12 But they didn't ask for any concession other
13 than to move it to M-2.
14 COUNCILMAN: Mr. Mayor, I'd like to reserve
15 that same question for the other side too, when they
16 get a chance to come up.
17 Thank you, sir.
18 MAYOR MASON: Who would like to be a
19 spokesperson for this group?
20 FEMALE SPEAKER: I would. I -- I'm sorry --
21 I would like to speak.
22 MAYOR MASON: Ma'am, we're past that point.
23 FEMALE SPEAKER: Oh -- I'm sorry -- I can't
24 speak?
25 MAYOR MASON: No, ma'am.

Page 64

1 FEMALE SPEAKER: Okay.
2 MAYOR MASON: Your 20 minutes are up. But I
3 will allow questions.
4 FEMALE SPEAKER: I apologize.
5 MAYOR MASON: And there's a question on the
6 table from a councilman.
7 COUNCILMAN: Does someone --
8 MAYOR MASON: My --
9 COUNCILMAN: -- someone from the red side
10 want to --
11 (Laughing.)
12 FEMALE SPEAKER: I'm on the red side.
13 MAYOR MASON: Ma'am, let them do that.
14 MS. STEPHANIE WATERS: Mercury emissions from
15 crematories can cause down-wood -- downwind
16 concentrations during the first hour of cremation,
17 greater than the acute reference exposure level,
18 resulting in a potentially significant --
19 COUNCILMAN: Excuse me -- where --
20 MS. STEPHANIE WATERS: -- risk --
21 MAYOR MASON: Ma'am, I think the objective
22 was to answer his question. Was there something
23 that --
24 MS. STEPHANIE WATERS: Yeah. Okay. I'm
25 getting there.

Page 65

1 MAYOR MASON: So --
2 MS. STEPHANIE WATERS: Was there --
3 MAYOR MASON: -- you need to --
4 MS. STEPHANIE WATERS: Okay. So this is the
5 thing. I have the EPD research -- this study dated
6 October 15th -- they said it was the best scientific
7 study that they had seen -- and it clearly says --
8 AUDIENCE: (Indiscernible, swell of voices.)
9 MS. STEPHANIE WATERS: It clearly --
10 AUDIENCE: (Indiscernible, multiple
11 speakers.)
12 MAYOR MASON: All right. Hold on.
13 MS. STEPHANIE WATERS: M-2 -- the closest M-2
14 zone to our residential areas is 7,667 feet.
15 Every crematory that I visited that had a
16 cremation in progress smelled. We don't want it any
17 closer than that.
18 MAYOR MASON: No. No, ma'am. Hold on a
19 second.
20 Restate your question, Councilman.
21 COUNCILMAN: So I guess here's where I really
22 want to get to the bottom of it. You had a meeting of
23 the minds. You had -- you know, your folks met with
24 the Crowell brothers, who -- we've already made it
25 very clear that they're exemplary members of our

Page 66

1 community, they've done a terrific job in the
2 community, and that's obviously not part of the
3 discussion ultimately. But you guys met with them.
4 Short of there not being a crematory in any
5 way, shape or form -- any capacity -- at that funeral
6 home, at the Crowell Brothers' property, did you guys
7 have a discussion on what you guys would say would be
8 acceptable for them to have something on that
9 property?
10 That being said, what do you have to say?
11 MS. CHRISTY CREEDON: Hi. I'm Christy
12 Creedon. I think you guys know who I am.
13 We did, and we said that what we would like
14 is for it to be located in the appropriately zoned M-2
15 area. And that was our answer. So it wasn't a matter
16 of how many feet, it was appropriate zoning, because
17 this is a zoning issue.
18 The crematory hasn't been located anywhere
19 yet. Our houses are, and we can't move them.
20 MAYOR MASON: Do you have your answer, sir?
21 COUNCILMAN: Yes, sir.
22 MAYOR MASON: All right. Any other
23 questions?
24 MS. CHRISTY CREEDON: Thank you, Council.
25 (Applause.)

Page 67

1 COUNCIL MEMBERS: (No response.)
2 MAYOR MASON: I'm going to close the public
3 hearing.
4 COUNCILMAN: Hey, Mike, I've got a couple of
5 questions.
6 MAYOR MASON: All right.
7 COUNCILMAN: If you don't mind.
8 MAYOR MASON: No. Go ahead.
9 COUNCILMAN: First, for the applicant -- Mr.
10 Underwood, you mentioned the modifications that would
11 be done to the existing structure. I believe it was
12 Ms. Waters that showed, you know, an exhaust on an
13 existing crematory somewhere else.
14 Is there any other modification, other than
15 on the stack -- anything on the side of the building,
16 any exhaust fans -- other than what has been shown?
17 MR. UNDERWOOD: Well, I don't know what she
18 was taking a picture of, but I can tell you this, I
19 have seen crematories, and what she had pictures of
20 was not the exhaust vent to a crematory. They don't
21 work that way. They have a stack on the top of the
22 building. That's where it goes up and out.
23 When she takes a picture of a fan in the side
24 of a building, it has nothing to do with a crematory,
25 as far as I can tell. And whatever you saw there in

Page 68

1 those pictures doesn't have anything to do with
2 crematory emissions.
3 But maybe Mr. Matt- -- or maybe Mr. Salvatore
4 here from Matthews -- he could be more precise. He's
5 got far more experience --
6 MR. RON SALVATORE: I have --
7 MR. UNDERWOOD: -- than I do.
8 MR. RON SALVATORE: I don't have any idea
9 what that picture was or the video was.
10 But there are -- there is an intake make- --
11 what we call makeup air. If you have any -- if you
12 have a high-efficiency furnace at a home, you have a
13 flue that is attached, if you will, to your furnace to
14 provide air. That has to be provided.
15 I have no idea what that was, but that's --
16 so I can't comment.
17 But, yes, there will be a vent to bring air
18 into the cremator itself. That is used for the
19 combustion purposes.
20 COUNCILMAN: And that will be located on the
21 outside of the building?
22 MR. RON SALVATORE: It could be located on
23 the roof. I mean, the location really isn't relevant
24 because it's ducted in directly from outside to the
25 intake fan on the unit.

Page 69

1 COUNCILMAN: Thank you.
2 MAYOR MASON: Other questions, sir?
3 COUNCILMAN: I do have a question for the
4 opposition, for Ms. Waters, if you don't mind.
5 Mr. Salvatore indicated that the EPA has
6 tested this and found the mercury levels to be too
7 low, and I just wanted to hear your response to that,
8 in light of some of the conversations you had about
9 the EPA feeling like they would be potentially sued
10 sooner, and I just wanted your response to that.
11 MS. STEPHANIE WATERS: (Speaking off mic:)
12 That's exactly why I called them (inaudible) could you
13 please show me these studies that are going to
14 reassure me that the emissions are so low that you
15 don't have to regulate them.
16 MAYOR MASON: Ma'am, if you would, make your
17 comments to the tape.
18 MS. STEPHANIE WATERS: Oh. Sorry.
19 (Speaking on mic:) That's exactly why I
20 called them. My question was simple: I've been told
21 that you don't regulate crematories because the
22 emissions are so low that you don't have to and we're
23 safe; could you please send me the most recent
24 research indicating that that is the case?
25 And I got the exact opposite. And I got:

Page 70

1 You know, we don't regulate them because the human
2 body is not considered solid waste; the Stationary
3 Source Department would be the one to regulate; it's
4 on the short list; we may get sued to do it sooner
5 than later.
6 They passed me down -- and they said it's a
7 state decision right now -- they passed me down to the
8 state. They put me in touch with NACA (ph), the --
9 you know, we only have the EPD in Georgia, but other
10 states have other governors, other than the EPD.
11 And all the e-mails that I got -- none of
12 them reassured me. In fact they sent studies from
13 Congress and others that showed, in fact, concerns.
14 COUNCILMAN: Thank you.
15 MAYOR MASON: Any other -- are you --
16 COUNCILMAN: No further questions.
17 MAYOR MASON: No further questions.
18 Any questions?
19 COUNCIL MEMBERS: (No response.)
20 MAYOR MASON: All right. I'm going to close
21 the public hearings.
22 All right. If there are no other questions
23 for either side, do I hear a motion on the
24 application?
25 COUNCILMAN: So moved.

Page 71

1 MAYOR MASON: Do I hear a second?
2 COUNCILMAN: Second.
3 MAYOR MASON: All right. All in favor, raise
4 your right hand.
5 COUNCIL MEMBERS: (No audible response.)
6 MAYOR MASON: All opposed, raise your right
7 hand.
8 COUNCIL MEMBERS: (No audible response.)
9 MAYOR MASON: I think the motion carried.
10 (Applause.)
11 MAYOR MASON: Okay, folks, okay. We have
12 work to do. You guys can stay, or you can go on home.
13 CITY ATTORNEY RILEY: Mayor, if I may, just
14 to clarify what the motion -- was the motion to
15 approve? or deny? It was a motion to approve, and
16 then it was voted down? I don't -- I just want to --
17 MAYOR MASON: Yes.
18 CITY ATTORNEY RILEY: I want to be clear for
19 the record.
20 MAYOR MASON: It was a motion -- I asked for
21 a motion. Then I said, "Raise your hands if you
22 approve." And then I said -- no one did -- so I said,
23 "Raise your hands if you deny."
24 CITY ATTORNEY RILEY: So the sense of the
25 motion is that the motion was to deny?

Page 72

1 MAYOR MASON: Yes.
2 CITY ATTORNEY RILEY: Is that what --?
3 COUNCILMAN: My motion was to approve, which
4 is what I believe we voted on.
5 CITY ATTORNEY RILEY: Okay. So it was a
6 motion to approve. There was -- no votes to approve.
7 And the votes to -- so the votes were to deny.
8 Is that the sense of the "second" also?
9 (No response.)
10 CITY ATTORNEY RILEY: Was it --
11 COUNCILMAN: Yes, sir.
12 CITY ATTORNEY RILEY: Thank you. I just
13 needed to make sure the record is complete. Thank
14 you.
15 MAYOR MASON: All right. Thank you.
16 Any other questions?
17 (Applause.)
18 MAYOR MASON: All right.
19 (Indiscernible off-mic and off-the-
20 record conversations.)
21 MAYOR MASON: I'm going to take a five-minute
22 break to let everybody clear out.
23 (Break from 8:19 PM to 8:29 PM.)
24 MAYOR MASON: Okay. Madam Clerk, what's our
25 next item?

Page 73

1 CITY ATTORNEY RILEY: Mayor, if we could,
2 before we move on to the next item --
3 MAYOR MASON: Oh, that's right, yes.
4 CITY ATTORNEY RILEY: You really hadn't
5 finished this item. You have not -- you have --
6 MAYOR MASON: Council, the City Attorney
7 would like for me to ask for a motion to deny number
8 one under "Old Business."
9 COUNCILMAN: Motion.
10 MAYOR MASON: Do I hear a second?
11 COUNCILWOMAN: Second.
12 COUNCILMAN: Second.
13 MAYOR MASON: Any questions or concerns?
14 COUNCIL MEMBERS: (No response.)
15 MAYOR MASON: Hearing none, all in favor of
16 denial, raise your right hand.
17 COUNCIL MEMBERS: (No audible response.)
18 MAYOR MASON: All right.
19 CITY ATTORNEY RILEY: Thank you. I believe
20 that would conclude the business on that item --
21 number one.
22 MAYOR MASON: Thank you, Mr. City Attorney,
23 for your vigilance.
24 All right. What's next?
25 CLERK CHERECK: Okay. Item number two under

Page 74

1 "Old Business," (as read:) "Consideration of a
2 payment agreement for public works services between
3 the City of Peachtree Corners and OPTECH."
4 MAYOR MASON: Is this you, Mr. Jackson?
5 CITY MANAGER JACKSON: Mayor, I'll start it
6 off. I think basically that the agreement is trying
7 to accomplish where we have the ability to pay OPTECH
8 directly instead of having to write a check to the
9 City of Johns Creek through the IGA you've --
10 MAYOR MASON: Right.
11 CITY MANAGER JACKSON: -- already approved,
12 and that's my understanding, and that's what -- this
13 agreement is something that Johns Creek wanted, to
14 effect that.
15 MAYOR MASON: I think that's a good idea.
16 Anything from the attorneys?
17 (No response.)
18 MAYOR MASON: This is pretty straightforward?
19 UNIDENTIFIED SPEAKER: (Inaudible, off
20 mic.)
21 MAYOR MASON: Just so we -- okay. That's a
22 good idea then.
23 Okay. Do I hear a motion to approve action
24 item number two?
25 COUNCILWOMAN: So moved.

Page 75

1 MAYOR MASON: Do I hear a second?
2 COUNCILMAN: Second.
3 MAYOR MASON: All in favor, raise your right
4 hand.
5 COUNCIL MEMBERS: (No audible response.)
6 MAYOR MASON: All right.
7 CLERK CHERECK: Okay. Under "New Business,"
8 (as read:) "Action item, approval of Pond & Company
9 proposal to conduct Winters Chapel Road area study,
10 and authorizing the mayor to execute the contract in
11 an amount not to exceed \$23,500."
12 MAYOR MASON: Ms. Wheeler?
13 DIRECTOR WHEELER: Mayor and Council, this
14 study along Winters Chapel represents a partnership
15 opportunity between two new cities, to look at mutual
16 issues that we've had with Dunwoody. And so staff has
17 asked Pond & Company to put together a work program
18 and a proposal to help facilitate that study, and they
19 have done that. It's in your packet. It outlines all
20 the work that they intend to do, including public
21 meetings with both communities.
22 And the cost of that is 23,500. We expect
23 that we'll split that cost, but just to get the ball
24 rolling, we'd like to have authorization to approve
25 the entire amount, and then we'll get reimbursed for

Page 76

1 the Dunwoody half later on.
2 MAYOR MASON: All right. Any questions for
3 Ms. Wheeler on that?
4 Was this your understanding, Mr. Sadd? I
5 think you're the champion for that.
6 COUNCIL MEMBER SADD: Yes, Mayor.
7 MAYOR MASON: Good. Any --
8 COUNCILMAN: A question --
9 MAYOR MASON: -- questions?
10 COUNCILMAN: Yeah, a question. Just --
11 whether it's Ms. Wheeler or Councilman Sadd -- give me
12 a general flavor of kind of what they're going to look
13 at and what types of recommendations are going to come
14 from this.
15 COUNCIL MEMBER SADD: Sure. It's -- and the
16 study has got a good overview, where -- and let me
17 just read some of the key items -- but they will --
18 they are going to come up with the common design
19 standards for lighting, street furniture, landscaping,
20 sidewalks, screening, access, curbs.
21 Right now each city has its own jurisdiction
22 development standards and their own zoning codes, so
23 that part of the study is that the engineers will look
24 at both of those codes, because the -- you know, as
25 you know, the line through Winters Chapel zig zags

Page 77

1 between the City of Peachtree Corners and the City of
 2 Dunwoody, so it's important to understand the codes on
 3 both cities and be able to find a -- as they make
 4 recommendations -- a common area where they can
 5 implement some of these changes.
 6 Now, part of this study is also going to
 7 include a public hearing so that the public can come
 8 to the hearing and add their input as well, just like
 9 we've done with the comprehensive plan.
 10 COUNCILMAN: Thank you.
 11 MAYOR MASON: Would you like to add anything,
 12 Ms. Wheeler?
 13 DIRECTOR WHEELER: No. That's good.
 14 MAYOR MASON: Okay. Good.
 15 Any other questions?
 16 COUNCIL MEMBERS: (No response.)
 17 MAYOR MASON: Okay. Do I hear a motion to
 18 approve action item number one under "New Business"?
 19 COUNCIL MEMBER SADD: Motion.
 20 MAYOR MASON: Do I hear a second?
 21 COUNCILWOMAN: Second.
 22 MAYOR MASON: All right. Any questions or
 23 concerns?
 24 COUNCIL MEMBERS: (No response.)
 25 MAYOR MASON: Hearing none, all in favor,

Page 78

1 raise your right hand.
 2 COUNCIL MEMBERS: (No audible response.)
 3 MAYOR MASON: All right. Thank you.
 4 Ms. Chereck?
 5 CLERK CHERECK: Okay. Under "New Business,"
 6 the second item is (as read:) "Ordinance 2014-11-32,
 7 first read of an ordinance to amend the City of
 8 Peachtree Corners zoning map pursuant to RZ2014-001,
 9 Oglethorpe, request to rezone property from R-100 to
 10 R-60 and approve associated buffer, setback, and
 11 landscape variances in order to develop a 20-lot
 12 residential subdivision on 5.13 acres located at 3506
 13 and 3496 Spalding Terrace and 5297 Spalding Drive in
 14 land lot 286, 6th District, Gwinnett County, Georgia.
 15 And public comment will be heard at the second
 16 reading, which will be on November 18th.
 17 MAYOR MASON: All right. Thank you very
 18 much.
 19 I think we're in our working session now.
 20 Ms. Wheeler, are you ready to talk to us about the
 21 Holcomb Bridge Corridor RFP?
 22 DIRECTOR WHEELER: Yes. Mayor and Council,
 23 we are looking at the Holcomb Bridge corridor. That
 24 was part of our comprehensive plan. We've identified
 25 that as a study area.

Page 79

1 Our first area, as we know, is the town
 2 center LCI, and we got an ARC grant to help us with
 3 that.
 4 But the Holcomb Bridge corridor was the next
 5 area of study, and we thought that perhaps you might
 6 want to get a jump start on that, and so the RFP is a
 7 draft RFP that's in your packet, and it's ready to go,
 8 pending the council's approval.
 9 If you decide that you want to go forward
 10 with this, what we will look to do is solicit
 11 consultants to respond to this RFP and see the kind of
 12 work that they're willing to do and how much it will
 13 cost us.
 14 The scope of the project is very similar to
 15 the LCI, including design guidelines, market analysis,
 16 commercial uses, appropriate types locations for
 17 mixed-used developments, a multi-modal connectivity
 18 plan, recommendations for implementing the plan, a
 19 five-year work program -- the same sort of things that
 20 we had in our LCI.
 21 But if you would like to move forward with
 22 this, we can have this out on the street by the end of
 23 this week, which will get us to the council hearing in
 24 December for approval of a consultant and get the work
 25 started in January, to be completed by next July.

Page 80

1 MAYOR MASON: Very good.
 2 Any questions for Ms. Wheeler?
 3 COUNCILWOMAN: Yes. Ms. Wheeler, do you plan
 4 on going to the -- to get a grant for this study? Or
 5 is -- we are just going to do this on our own?
 6 DIRECTOR WHEELER: We would have to do this
 7 on our own. The ARC does grants, and their grant
 8 cycle isn't until next year. We already have one of
 9 the two that they offered for this year.
 10 COUNCILWOMAN: All right.
 11 COUNCILWOMAN: And we have planning in the
 12 budget to be able to do this?
 13 DIRECTOR WHEELER: That's correct.
 14 MAYOR MASON: Yes, we do.
 15 COUNCILWOMAN: Good.
 16 MAYOR MASON: According to Mr. Jackson, we're
 17 good.
 18 All right. And I will point out that
 19 Councilman Sadd and Councilman Lowe have volunteered
 20 to help -- assist -- evaluate the RFP when it comes
 21 back in, since it goes right through their districts.
 22 All right?
 23 COUNCILMAN: Thank you.
 24 MAYOR MASON: Any other questions for Ms.
 25 Wheeler?

Page 81

1 COUNCIL MEMBERS: (No response.)
2 MAYOR MASON: If not, why don't you move
3 ahead with that for approval.
4 DIRECTOR WHEELER: We'll do that.
5 MAYOR MASON: All right.
6 All right. Mr. Ramsey, batter's up.
7 DIRECTOR RAMSEY: Thank you very much.
8 A couple of things in the way of an update,
9 and a couple of things in the way of action coming
10 before you next month:
11 First of all, Public Works, again, is
12 starting November 1st. We're excited that the OPTECH
13 item got passed tonight. That's the final item. I
14 think we'll be ready to go.
15 So -- back to the agenda for the work session
16 -- a couple of Public Works items: The joint
17 city/county SPLOST projects update will be, briefly,
18 tonight, and then the State Route 141 corridor study
19 project will be discussed as well.
20 On the joint city/county SPLOST projects,
21 there were three projects that have been discussed
22 previously -- and hopefully this is in the way of an
23 update to you-all tonight -- State Route 141,
24 Peachtree Parkway and Peachtree Industrial Boulevard;
25 the Buford Highway intersection at Jimmy Carter

Page 82

1 Boulevard; and Holcomb Bridge Road at Jimmy Carter
2 Boulevard.
3 The first of those three projects, 141,
4 Peachtree Parkway and Peachtree Industrial. The
5 concept of the project, what it did -- add additional
6 southbound lanes from 141 -- on 141 from Holcomb
7 Bridge. This is a controlled access point, basically
8 the split between PIB, all the way down to Winters
9 Chapel Road.
10 The total project estimate, 1.7 million. You
11 can see the county estimate is 1.2, and the
12 contribution from the city will be 500,000.
13 The second of those three projects, Buford
14 Highway at Jimmy Carter Boulevard. Several partners
15 are included in that, including the City of Norcross,
16 the Georgia Department of Transportation, and the CID.
17 Good news on that -- the GDOT will fund a
18 hundred percent of the construction -- and those
19 construction dollars are excessive because it's a
20 complex project.
21 The design involves a continuous-flow
22 intersection. I'd be happy to address any questions
23 about that later, but a continuous-flow intersection
24 is a new concept that's been underway in the last
25 couple of years. There are currently none in the

Page 83

1 State of Georgia, so this is a little bit of a new
2 concept. A lot of elements to it, and I'd be happy to
3 talk about that individually or tonight if you have
4 questions.
5 The grand total for that design and right-of-
6 way, 14.5 million. And you can see those GDOT funds
7 are significant, eleven (ph) point five million. And
8 the city contribution would be 500,000.
9 Finally, the third, Holcomb Bridge Road at
10 Jimmy Carter --
11 COUNCILMAN: Go back to that one real
12 quickly.
13 DIRECTOR RAMSEY: Yes, sir.
14 COUNCILMAN: And Norcross is involved in that
15 as well; right?
16 DIRECTOR RAMSEY: Yes, sir.
17 COUNCILMAN: What's their contribution?
18 DIRECTOR RAMSEY: Their contribution is to be
19 determined.
20 MAYOR MASON: Do you know, off the top of
21 your head, Phil?
22 COUNCIL MEMBER SADD: Yeah. Well, Mayor, I
23 thought that Norcross and ourselves had --
24 MAYOR MASON: That's what I thought.
25 COUNCIL MEMBER SADD: -- had designated a

Page 84

1 million dollars.
2 MAYOR MASON: I thought --
3 CITY MANAGER JACKSON: (Inaudible, off mic,
4 simultaneous speakers.)
5 FEMALE SPEAKER: The last one --
6 CITY MANAGER JACKSON: -- Norcross has put up
7 a half a million (inaudible, off mic, simultaneous
8 speakers) --
9 MAYOR MASON: I thought --
10 CITY MANAGER JACKSON: (Inaudible, off mic,
11 simultaneous speakers.)
12 MAYOR MASON: I thought we both were putting
13 up a half a million.
14 CITY MANAGER JACKSON: Two corners of it are
15 in Norcross. What I (inaudible, off mic, simultaneous
16 speakers) --
17 DIRECTOR RAMSEY: What I heard was that
18 (inaudible, simultaneous speakers) --
19 COUNCIL MEMBER SADD: No. Three corners are
20 in Norcross.
21 MALE SPEAKER: (Inaudible, off mic,
22 simultaneous speakers.)
23 COUNCIL MEMBER SADD: One corner is in
24 Peachtree Corners.
25 MAYOR MASON: Mr. Ramsey, do you want to get

Page 85

1 back to us on that one?
2 (Inaudible off-mic conversation.)
3 MAYOR MASON: Okay. Why don't you
4 double-check it and put an e-mail out to everybody.
5 DIRECTOR RAMSEY: I'll do that.
6 But previously my understanding was: About
7 half a million from Norcross as well. I just did not
8 get confirmation (inaudible, simultaneous speakers) --
9 MAYOR MASON: Yeah, that's what I thought.
10 Yes, sir?
11 COUNCILMAN: So the top says: Design and
12 Right-of-way. Does that really include like
13 everything? Or is that truly just the design and
14 right-of-way? -- because this is going to be like,
15 what, Buford Highway in Pleasant Hill? -- where it
16 goes underneath; right?
17 DIRECTOR RAMSEY: They're not going to do a
18 grade separation. That was significantly costly. So
19 they're going to do a continuous-flow intersection,
20 which is an at-grade project instead of a grade
21 separation. So it's not saying a bridge will be over
22 one or the other. They're going to do a
23 continuous-flow intersection at this point --
24 significantly less cost and significantly less
25 right-of-way and easier construction.

Page 86

1 COUNCILMAN: Is that a roundabout? I mean,
2 what is that?
3 DIRECTOR RAMSEY: I'll try to give you a
4 couple of pictures that may do it justice.
5 COUNCILMAN: But is that the total project
6 cost?
7 DIRECTOR RAMSEY: Yes.
8 COUNCILMAN: Okay.
9 DIRECTOR RAMSEY: This is an example of a
10 one-legged, continuous-flow intersection. What you
11 have -- and please don't let me get too technical --
12 but when you have a traffic signal at a four-leg
13 intersection, you will have the left-turn phase -- you
14 will have the green arrow -- and that phase takes
15 anywhere from 30 to 90 seconds in some cases. It's a
16 separate phase, and so the through traffic is losing
17 30 to 90 seconds.
18 The continuous-flow intersection concept is
19 to separate that off to the left and allow that
20 traffic, when turning left, to go at the same time as
21 the through traffic, and so therefore the through
22 traffic gains that 90 seconds or 30 seconds, or
23 whatever the case may be.
24 Also it allows additional storage. Instead
25 of having a left-turn signal that's got under it the

Page 87

1 200 feet of storage, it's separated over to the
2 outside, and so there's additional length to that
3 storage. It takes its intersection and stretches it
4 out and moves the middle piece to one side.
5 One picture there. That's a little bit
6 zoomed out, but you can see the concept. Again, you
7 turn over to the left before you get to the
8 intersection.
9 And that's a little bit of a conceptual
10 (indiscernible, simultaneous speakers) --
11 MAYOR MASON: There it is.
12 DIRECTOR RAMSEY: That might do it the best
13 justice there. The green is your left-turn movements,
14 getting those folks to the left. Then they can
15 advance at the intersection.
16 And, again, the key is: Allowing them to go
17 through at the same time as the through movement.
18 Also the grade-separation construction is incredibly
19 high -- it's your time of construction (inaudible,
20 speaking off mic).
21 MAYOR MASON: Sure.
22 COUNCIL MEMBER SADD: And the section that's
23 in Peachtree Corners is the top-left quadrant.
24 DIRECTOR RAMSEY: This is actually not that
25 intersection (inaudible, off mic and simultaneous

Page 88

1 speakers) --
2 COUNCIL MEMBER SADD: Right, right -- but
3 just as a point of reference, right where the bank
4 sits on the corner.
5 MALE SPEAKER: (Inaudible, speaking off mic.)
6 COUNCIL MEMBER SADD: Right.
7 MALE SPEAKER: Yeah, that's correct.
8 MAYOR MASON: Okay. Good.
9 DIRECTOR RAMSEY: And I have that concept for
10 Jimmy Carter at Holcomb Bridge in a drawing. It's
11 just -- it's really hard to see in an overhead
12 projection, so I'd be happy to give it to you
13 (inaudible, off mic and simultaneous speakers) --
14 MAYOR MASON: That would be good if you
15 could.
16 DIRECTOR RAMSEY: I'll pull that out of that
17 media (ph) app (ph) and e-mail it to y'all tomorrow.
18 So that -- that's the reason why.
19 But, yes, sir, that does include the total
20 cost, \$14.5 million.
21 There's a significant amount of right-of-way
22 to purchase. Some of those business on the corner are
23 going to have very large chunks taken out -- versus a
24 sep- -- grade separation actually displaces them
25 completely because you're forming off-ramps. And so

Page 89

1 the footprint of the construction is reduced; however,
2 it's still significant with what we have there
3 (inaudible, speaking off mic) --
4 FEMALE SPEAKER: Um-hmm.
5 DIRECTOR RAMSEY: -- up-close proximity.
6 Those buildings are close to the road, so it's still
7 very invasive, just not as invasive as it could be
8 (inaudible, speaking off mic).
9 MAYOR MASON: And just for your information,
10 I've asked Mr. Ramsey to give us an update every month
11 in our council meetings on the status of Public Works
12 projects, just as Ms. Wheeler does for Community
13 Development activities, so we can keep track of it,
14 look at the numbers, see what's started, see where we
15 are. That --
16 COUNCILWOMAN: (Inaudible, off mic and
17 simultaneous speakers.)
18 MAYOR MASON: -- give us all a little
19 comfort.
20 Yes, ma'am?
21 COUNCILWOMAN: Do we have a schedule of start
22 times for these projects?
23 DIRECTOR RAMSEY: Yeah, I do --
24 COUNCILWOMAN: Are they all concurrent? Or
25 are they one after the other? Or --? -- I just want a

Page 90

1 perspective there.
2 DIRECTOR RAMSEY: The one with GDOT
3 involvement will go slowly, more slowly than the
4 others. There's more red tape involved with the
5 Georgia DOT. However, they have a lot of projects
6 (inaudible, background coughing) can't make them too
7 (inaudible, speaking off mic).
8 COUNCILWOMAN: (Inaudible, speaking off mic.)
9 MAYOR MASON: Let me give you the ideal
10 state.
11 DIRECTOR RAMSEY: Okay.
12 MAYOR MASON: Okay?
13 What we'd like is for -- on the website, so
14 that if any citizen sees anything in the city, and
15 they go and they see some construction somewhere, they
16 can go to our website and go -- you know, click on it,
17 and it'd say, you know, what -- and there will be some
18 cute -- I'm sure Judy can come up with something cute
19 about "You noticed some construction?" And, you know,
20 click on that, and it takes them -- and then there
21 will be a picture of it or a description of the
22 location, and it'll give them a nice, little, concise
23 explanation of what's going on in the city,
24 construction-wise.
25 DIRECTOR RAMSEY: (Inaudible, speaking off

Page 91

1 mic) we're looking forward to doing that.
2 MAYOR MASON: Okay.
3 DIRECTOR RAMSEY: We're going to have a
4 capital projects section.
5 MAYOR MASON: There you go.
6 DIRECTOR RAMSEY: Judy is going to have a
7 great -- like you said -- blurb to get into it.
8 MAYOR MASON: Yeah.
9 DIRECTOR RAMSEY: But once we get into the
10 capital projects section, we're going to have very
11 clearly named projects --
12 MAYOR MASON: Right.
13 DIRECTOR RAMSEY: -- their current status in
14 a very simple way -- "Hey, we're in concept; we're
15 this percentage through concept, and here's the
16 expected schedule." It's going to be rough; it'll be
17 "fall," "spring"; it will be seasons, not a date.
18 MAYOR MASON: Okay.
19 COUNCILWOMAN: Okay.
20 DIRECTOR RAMSEY: Until we get down to closer
21 (inaudible, off mic and multiple speakers) --
22 COUNCILWOMAN: That's fine.
23 MAYOR MASON: That's --
24 DIRECTOR RAMSEY: But we are going to do that
25 for sure.

Page 92

1 And the IGA will be on the next month's
2 agenda for you-all to consider, and so we're just now
3 starting with that. So the IGA will start, and then
4 we can start concept, and then we can go on to getting
5 the process going through the planning and
6 engineering.
7 MAYOR MASON: Okay. Very good.
8 COUNCILWOMAN: Awesome.
9 COUNCILWOMAN: Thank you so much.
10 MAYOR MASON: Any more questions for --
11 COUNCILMAN: So this first one, this 141
12 split -- which is close to my heart --
13 (Laughing.)
14 COUNCILWOMAN: It's close to all of our
15 hearts.
16 COUNCILMAN: (Inaudible, off mic and
17 simultaneous speakers) that I include that every day.
18 COUNCILMAN: I bet.
19 COUNCILMAN: As do many of those people.
20 How -- just -- I'm not holding you to this.
21 I'm just interested in: What would be a best-case
22 scenario, to the point where that project would happen
23 and be done and our lives would get better?
24 DIRECTOR RAMSEY: The good news is, that is
25 the easiest one to construct.

Page 93

1 COUNCILMAN: Right.
2 DIRECTOR RAMSEY: We have the width. It's a
3 matter of milling and overlaying with some new surface
4 with brand-new striping. There's some permitting
5 involved and some funding involved with GDOT, so it's
6 not going to happen immediately, but it's likely to
7 happen much more quickly than the intersection at
8 Holcomb Bridge and Buford Highway.
9 COUNCILMAN: Really?
10 DIRECTOR RAMSEY: Or Jimmy Carter and Buford
11 Highway. That may likely be the first one that gets
12 done.
13 COUNCILMAN: Excellent.
14 DIRECTOR RAMSEY: And, from our perspective,
15 a very huge need, so (inaudible, speaking off mic,
16 multiple speakers).
17 COUNCILMAN: Are we talking --
18 COUNCILMAN: '15? '16?
19 DIRECTOR RAMSEY: I would imagine
20 construction in winter -- say, January 2016 -- so --
21 COUNCILMAN: Okay.
22 DIRECTOR RAMSEY: -- it's going to take about
23 a year to get through the GDOT process to make sure
24 the funding gets onboard.
25 We had a lunch today with Georgia DOT. They

Page 94

1 have tremendous funding challenges, and so it's really
2 going to be imperative for us to be the advocate for
3 going after those funds -- and we'll get to that in a
4 minute, what's going to help us --
5 MAYOR MASON: I was about to say, yeah --
6 DIRECTOR RAMSEY: -- in that advocacy
7 (inaudible, off mic and simultaneous speakers) --
8 MAYOR MASON: -- this is a perfect segue into
9 the --
10 DIRECTOR RAMSEY: -- for us to get into that
11 next phase (inaudible, off mic and simultaneous
12 speakers) --
13 MAYOR MASON: -- Holcomb Bridge cor- --
14 the --
15 DIRECTOR RAMSEY: We're going to need to be
16 strong advocates. That means we're going to go darken
17 some doorways at GDOT. We're going to stay on top of
18 them, and we're going to have our ducks in a row and
19 be ready to go, absolutely.
20 I hope that's the first (inaudible, off
21 mic) --
22 MAYOR MASON: Yeah. We -- so do we.
23 DIRECTOR RAMSEY: I hope so.
24 COUNCILWOMAN: Greg, could you also address
25 with that, that -- we had talked briefly. I think you

Page 95

1 said that there would be -- not part of our project
2 but in conjunction with this there's a plan to have
3 two lanes exit to 285 --
4 DIRECTOR RAMSEY: Yes.
5 COUNCILWOMAN: -- going westbound?
6 DIRECTOR RAMSEY: That will be a part of the
7 concept. We haven't gotten into those details yet --
8 COUNCILWOMAN: Um-hmm.
9 DIRECTOR RAMSEY: -- but we'd love for the
10 capacity to be there for a dual --
11 COUNCILWOMAN: Because that's the bottleneck
12 down that way.
13 DIRECTOR RAMSEY: There's width there, but
14 it's just -- it's going to be very tight, and we'll
15 have to re-stripe it.
16 COUNCILWOMAN: Um-hmm.
17 DIRECTOR RAMSEY: And it requires taking that
18 top surface off --
19 COUNCILWOMAN: Um-hmm.
20 DIRECTOR RAMSEY: -- and putting some new
21 asphalt down --
22 COUNCILWOMAN: Okay.
23 DIRECTOR RAMSEY: And I hope that's part of
24 it. It's part of the concept at this point.
25 COUNCILWOMAN: Great. Thank you.

Page 96

1 COUNCILMAN: On this project though -- so
2 there will be four lanes on PIB south?
3 DIRECTOR RAMSEY: Yes, sir.
4 COUNCILMAN: And then the lane to the far
5 right will become an exit-only lane? -- off --
6 DIRECTOR RAMSEY: More than likely.
7 COUNCILMAN: -- Winters Chapel?
8 DIRECTOR RAMSEY: More than likely it will
9 have to --
10 COUNCILMAN: Okay.
11 DIRECTOR RAMSEY: -- just for the width;
12 that's the only answer.
13 COUNCILMAN: Okay. And then after Winters
14 Chapel, then it goes back to three lanes?
15 DIRECTOR RAMSEY: After the exit onto 285,
16 yes. There will be -- that lane from Winters
17 Chapel --
18 COUNCILWOMAN: Would be wider --
19 COUNCILMAN: Well, you said there's an
20 additional lane south, all the way to Winters Chapel?
21 DIRECTOR RAMSEY: That's right. We'll have
22 -- the problem is that that's the county line, and
23 then it's into a new GDOT district.
24 COUNCILMAN: Right.
25 DIRECTOR RAMSEY: There's additional

Page 97

1 negotiating there (inaudible, off mic and simultaneous
2 speakers) --
3 COUNCILMAN: Okay.
4 DIRECTOR RAMSEY: We're hoping to extend it
5 all the way to 285.
6 COUNCILMAN: Okay. Good.
7 DIRECTOR RAMSEY: We know --
8 COUNCILMAN: Great.
9 DIRECTOR RAMSEY: We've had conversations
10 with them about doing down to the Gwinnett line, and
11 therefore the city line. There's additional people to
12 talk to about getting onboard with the rest of it, and
13 it involves so many -- with I-285, believe it or not,
14 that high-level district department down at GDOT --
15 so --
16 COUNCILMAN: Right.
17 DIRECTOR RAMSEY: -- a lot more people to
18 talk to. But we hope we can extend it, because we
19 don't want it to just stop.
20 COUNCILMAN: Right. Because then we'll --
21 we're going to have another bottleneck.
22 DIRECTOR RAMSEY: Right.
23 (Indiscernible, multiple speakers.)
24 COUNCILWOMAN: That we already --
25 DIRECTOR RAMSEY: -- said, we hope we can

Page 98

1 extend it to a dual-right (inaudible, speaking off
2 mic) 285. That's the only (indiscernible, background
3 noise).
4 COUNCILMAN: Fantastic.
5 DIRECTOR RAMSEY: So we've got to finish
6 (inaudible, speaking off mic) more people to talk to.
7 COUNCILWOMAN: Well, with the new Doraville
8 development, that might be even more important.
9 DIRECTOR RAMSEY: Right. The GM plant is
10 coming online, and we'll have a lot more traffic --
11 MAYOR MASON: Um-hmm.
12 DIRECTOR RAMSEY: -- created there and
13 (inaudible, off mic and simultaneous speakers) --
14 COUNCILWOMAN: And it might actually make
15 that --
16 DIRECTOR RAMSEY: -- I hope that's an
17 impetus --
18 COUNCILWOMAN: -- more of a priority, yeah.
19 DIRECTOR RAMSEY: I hope so.
20 The last project, Holcomb Bridge at Jimmy
21 Carter, is -- again, still back on the joint
22 city/county SPLOST projects -- those are just a
23 high-level concept for intersection improvements. The
24 project total there was 600,000 with a city estimated
25 contribution of 100,000.

Page 99

1 This is a summary of what we talked about --
2 those three projects -- and you can see the grand
3 total for the city joint SPLOST projects is \$1.1
4 million.
5 MAYOR MASON: Very good.
6 COUNCILWOMAN: Okay.
7 DIRECTOR RAMSEY: Now, those -- as I've
8 referred to, there's a little bit of an implication to
9 the 141 corridor --
10 CITY MANAGER JACKSON: Excuse me just one
11 second.
12 So we'll be bringing IGAs for all three of
13 these projects to you next month --
14 COUNCILWOMAN: Okay.
15 COUNCILWOMAN: Um-hmm.
16 CITY MANAGER JACKSON: -- with Gwinnett.
17 COUNCILWOMAN: Right.
18 MAYOR MASON: All right.
19 COUNCILWOMAN: Good.
20 COUNCILMAN: What was the -- we were talking
21 about this a while back, like there was kind of a
22 bucket of money for this. How big was that bucket? --
23 I can't remember -- for these three projects? -- like
24 the part we would throw in.
25 CITY MANAGER JACKSON: The last slide.

Page 100

1 COUNCILMAN: Okay. It seemed like it was
2 more, so --
3 COUNCILWOMAN: No, it was --
4 COUNCILMAN: It seemed like it was like \$5
5 million that --
6 COUNCILMAN: Yeah.
7 COUNCILMAN: -- for all the projects. And
8 this may just be for --
9 COUNCILWOMAN: We just -- I think we just --
10 CITY MANAGER JACKSON: No, these are the
11 joint --
12 COUNCILWOMAN: -- I think we just -- these
13 are the three --
14 CITY MANAGER JACKSON: -- these are the joint
15 projects.
16 COUNCILMAN: There was a pot for our joint
17 projects.
18 COUNCILWOMAN: But the -- that was --
19 MALE SPEAKER: (Inaudible, off mic and
20 simultaneous speakers.)
21 COUNCILWOMAN: There were -- we only approved
22 the three.
23 CITY MANAGER JACKSON: We're getting -- the
24 county is contributing 4.2 million to these projects,
25 and we're contributing 1.1, for a total of about 5.3.

Page 101

1 Maybe that's where you --
2 COUNCILMAN: I got it. Okay.
3 COUNCILWOMAN: Okay.
4 DIRECTOR RAMSEY: Okay. The second part of
5 the update tonight from Public Works is a corridor
6 study discussion -- again, another item that could be
7 on this -- the agenda for next month's meeting -- part
8 of that 141 expansion idea and the advocacy and the --
9 a magnet for additional funding from federal or GDOT
10 dollars that are out there.
11 We've had some talks with Johns Creek about
12 sharing in a study that they've already begun on their
13 portion of 141. (Inaudible, speaking off mic) studies
14 the analysis of the traffic, as in the capacity of
15 traffic and operational controls in place now. And
16 it's similar to an LCI, but it's a lot more expansive
17 in scope. It's a longer and a higher-scale approach
18 to it. It looks at the corridor from the city limits
19 of Johns Creek, all the way to the city limits of
20 Peachtree Corners. It's an ARC --
21 MAYOR MASON: Oh, the other side of the city
22 limits where it joins Doraville?
23 DIRECTOR RAMSEY: All -- I mean, yes, sir.
24 MAYOR MASON: All the way through; right.
25 DIRECTOR RAMSEY: Yes, sir. Yes.

Page 102

1 MAYOR MASON: Okay.
2 DIRECTOR RAMSEY: From Doraville, all the way
3 to the north part of Johns Creek, through the one-
4 (inaudible, simultaneous speakers) --
5 MAYOR MASON: Okay.
6 DIRECTOR RAMSEY: So quite a long distance of
7 that corridor.
8 And, again, it's to share a project with ARC,
9 and Georgia DOT is involved as well. The Georgia DOT
10 basically is a project manager for funds for ARC. ARC
11 gives money and GDOT manages the money -- and Johns
12 Creek and Peachtree Corners asked for a lot of it.
13 The contribution from the ARC is 200,000, and
14 Johns Creek is currently committed to \$50,000, and
15 they've been in discussions with us to discuss with
16 you-all also contributing \$50,000 for our portion, to
17 expand the scope all the way to Winters Chapel.
18 Oops -- sorry about that. That's a
19 high-level view of that --
20 COUNCILWOMAN: Um-hmm.
21 DIRECTOR RAMSEY: -- and it's a corridor.
22 We're looking at what kind of improvements we
23 can make, particularly the widening of 141 on the
24 south end.
25 MAYOR MASON: Will that be a study of the

Page 103

1 current state? Or will that anticipate we are going
2 to change the corridor when we do the LCI --
3 DIRECTOR RAMSEY: Right. And --
4 MAYOR MASON: -- the downtown?
5 DIRECTOR RAMSEY: -- and part of the LCI --
6 we're certainly going to have to coordinate the
7 results of that LCI with (inaudible, simultaneous
8 speakers) --
9 MAYOR MASON: Right.
10 DIRECTOR RAMSEY: The good news is, from -- I
11 spoke to Diana earlier -- the LCI is pretty far along.
12 MAYOR MASON: Um-hmm.
13 DIRECTOR RAMSEY: They're (ph) going to have
14 a recommendation with a presentation to you-all in
15 December, and so we'll look to those results to
16 contribute (ph) --
17 MAYOR MASON: (Coughing.)
18 DIRECTOR RAMSEY: -- to the consultant that's
19 performing --
20 MAYOR MASON: Sorry.
21 DIRECTOR RAMSEY: -- this project. So there
22 will be some collaboration needs between the LCI and
23 between this, the corridor study. And it will do a
24 similar thing, it will produce short-term and
25 long-term projects.

Page 104

1 Whereas an LCI would be focused on an
2 intersection or on facilities for pedestrians or
3 possible transit-oriented design --
4 MAYOR MASON: Um-hmm.
5 DIRECTOR RAMSEY: -- a corridor study in this
6 -- of this type looks at capacity, whether it's turn
7 lanes that are needed --
8 COUNCILWOMAN: And that's good.
9 DIRECTOR RAMSEY: -- to be lengthened or
10 added, whether it's through lanes that need to be
11 length- -- or widened. It's more of a traffic-demand
12 approach, versus a pedestrian/transit, smaller-scale
13 approach that a liveable centers initiative would look
14 at.
15 MAYOR MASON: Right.
16 DIRECTOR RAMSEY: This is a larger, blimp
17 view of a corridor.
18 COUNCILWOMAN: So it's an integrated process
19 between the two projects?
20 DIRECTOR RAMSEY: Yes, ma'am. They are
21 certainly going to have to coordinate, and we'll
22 make --
23 COUNCILWOMAN: Absolutely.
24 DIRECTOR RAMSEY: -- sure that they do all
25 that.

Page 105

1 MAYOR MASON: Any value in discussing with
2 our neighbors to the south? -- Doraville?
3 DIRECTOR RAMSEY: (No response.)
4 MAYOR MASON: Or is this so far down the
5 road, you can't slow it down?
6 I would -- I mean, the biggest bottlenecks
7 that we had been told were the -- our first project,
8 the widening there, and then going on to 285, you
9 know, those two. And I've heard Spalding is a
10 problem, and I've heard a couple of places up at --
11 State Bridge, up in Johns Creek. So, you know...
12 DIRECTOR RAMSEY: We're -- that's certainly
13 -- that's a (inaudible, simultaneous speakers) --
14 MAYOR MASON: All right.
15 DIRECTOR RAMSEY: -- and we'll give that a
16 shot.
17 MAYOR MASON: Yeah.
18 DIRECTOR RAMSEY: It is in a different GDOT
19 district --
20 MAYOR MASON: Oh.
21 DIRECTOR RAMSEY: -- that involves a lot more
22 downtown folks. But we're going to give that a shot.
23 MAYOR MASON: Okay. Good. I think it'd be
24 worth it.
25 DIRECTOR RAMSEY: (Inaudible, simultaneous

Page 106

1 speakers.)
2 MAYOR MASON: I think all of our citizens
3 would appreciate it.
4 COUNCILMAN: So what happens --
5 MAYOR MASON: We can take Alex to a certain
6 point, and then --
7 COUNCILMAN: Yes. What happens if they -- if
8 this corridor study comes back, and they say they want
9 a six-lane 141, all the way through the heart of
10 Peachtree Corners (inaudible, speaking off mic,
11 background noise) --
12 MAYOR MASON: (Laughing.)
13 DIRECTOR RAMSEY: We don't have to do what
14 they say.
15 MAYOR MASON: Right.
16 DIRECTOR RAMSEY: And certainly, strong
17 recommendations from an engineering and planning
18 perspective -- I don't know --
19 COUNCILMAN: So is there a note attached to
20 our \$50,000?
21 (Laughing.)
22 COUNCILWOMAN: The notes are clean (ph).
23 MAYOR MASON: I'd rather know the truth and
24 know what they recommend --
25 DIRECTOR RAMSEY: There's always --

Page 107

1 MAYOR MASON: -- because --
2 DIRECTOR RAMSEY: -- a compromise --
3 MAYOR MASON: -- I'd -- yeah. I'd --
4 DIRECTOR RAMSEY: If they tell us we need
5 six, then they would go back and try their best with
6 what we can (inaudible, simultaneous speakers) --
7 MAYOR MASON: Yeah.
8 COUNCILMAN: I just want them to know that
9 that's -- you know, that should (inaudible, speaking
10 off mic and simultaneous speakers) --
11 DIRECTOR RAMSEY: Well, I -- the staff --
12 COUNCILMAN: -- that should be out of the --
13 DIRECTOR RAMSEY: Right. The staff is going
14 to be involved in the process, and, sir, certainly
15 they're going to feel us out early-on on what the --
16 they -- you know, these folks understand, and they've
17 done this before in other places, and we know the
18 process --
19 COUNCILMAN: And I'm sure Johns Creek --
20 DIRECTOR RAMSEY: -- so we --
21 COUNCILMAN: -- would love for us to be six
22 lanes all the way (inaudible, speaking off mic) --
23 DIRECTOR RAMSEY: (Laughing.) Well, Johns
24 Creek stops at the river, as far as I know, so
25 (inaudible, speaking off mic and multiple speakers) --

Page 108

1 MAYOR MASON: That's right.
2 (Inaudible, multiple speakers.)
3 DIRECTOR RAMSEY: Their citizens cruise on
4 down (inaudible, speaking off mic and multiple
5 speakers).
6 MAYOR MASON: All right.
7 COUNCILWOMAN: (Inaudible, speaking off mic.)
8 DIRECTOR RAMSEY: Okay.
9 MAYOR MASON: For your -- any questions for
10 Mr. Ramsey?
11 COUNCILMAN: Yes.
12 MAYOR MASON: Your first presentation was
13 just fine. Look forward to it every month.
14 DIRECTOR RAMSEY: I appreciate it. Thank you
15 very much.
16 COUNCILMAN: I have one question. I've
17 noticed some grass got cut on Peachtree Industrial.
18 Was that us? Or was that the county doing their last
19 sort of hurrah?
20 DIRECTOR RAMSEY: That was actually -- I had
21 a meeting in Gainesville last week, and they promised
22 me they would take care of it before November, and
23 they finally (inaudible, speaking off mic).
24 (Inaudible, multiple speakers.)
25 MAYOR MASON: By golly! There you go.

Page 109

1 COUNCILMAN: So are our people --
2 COUNCILWOMAN: They actually got us --
3 COUNCILMAN: -- are our people going to be
4 out there with some chainsaws cutting the trees down?
5 DIRECTOR RAMSEY: There's a --
6 COUNCILMAN: (Inaudible, off mic and
7 simultaneous speakers.)
8 DIRECTOR RAMSEY: -- couple of points there
9 at the end of the guardrail that need to be handled
10 with some power tools, so I think we're going to take
11 care of that.
12 COUNCILMAN: All right.
13 DIRECTOR RAMSEY: If GDOT doesn't do it
14 before, they probably won't. We'll take care of that.
15 COUNCILMAN: I've heard Julian is good with a
16 chainsaw.
17 COUNCILMAN: (Inaudible, off mic and
18 simultaneous speakers.)
19 MAYOR MASON: And we got him a pickup truck
20 so he can haul deer away.
21 COUNCILMAN: What will -- what can we expect
22 going forward in terms of keeping the grass cut on PIB
23 and 141?
24 DIRECTOR RAMSEY: We're certainly going to do
25 it more often. Though GDOT does it twice a year right

Page 110

1 now, we're not going to let it get out of control like
2 that. It's going to be presentable.
3 And, you know, it's -- even if we -- I -- I'm
4 not going to tell you we'll do it every other day;
5 that's certainly unreasonable. But I -- we're -- it's
6 going to look a thousand times better than it does.
7 COUNCILMAN: Right. So --
8 DIRECTOR RAMSEY: We're going to take care of
9 the trash. We're going to take care of the grass on
10 PIB and 141.
11 I understand that UPCCA is going to hand over
12 duties of maintenance on the medians (ph) to us in the
13 very near future. Those islands will be taken care
14 of.
15 Items in the road, potholes, sign issues,
16 those things -- types of things, we're going to be
17 responsible for too. We have a city-sourced app that
18 we already are working on, and it's been making sure
19 we have a good grip on it, so we're going to take care
20 of those items (inaudible, speaking off mic,
21 simultaneous speakers) --
22 MAYOR MASON: Right. You know, one of the
23 things we've been -- and I know Alex has asked this
24 question 20 times -- but we need some standards for
25 that. In other words, the question that was really

Page 111

1 asked was: How often are you going to mow the grass?
2 and what's going to trigger you to pick up this?
3 And in discussing that with a fellow recently
4 here, who happens to be on the board over at the
5 Cumberland CID, he said: "We've got those. We" -- he
6 said he -- "We've been" -- they're the oldest CID in
7 the metro Atlanta area. He said "We did some" -- it's
8 Mason Zimmerman -- for you guys who know him -- he --
9 and he flipped them to me.
10 How about I flip them to you, and you look at
11 them and see if they work?
12 DIRECTOR RAMSEY: Okay.
13 MAYOR MASON: Because that's what we're going
14 to want, is that when you come into Peachtree Corners,
15 it's a look-and-feel issue.
16 DIRECTOR RAMSEY: And we want the same thing.
17 And honestly, it's hard to say what that is, until we
18 (inaudible, off mic and simultaneous speakers) --
19 MAYOR MASON: Yeah. It --
20 DIRECTOR RAMSEY: -- and we see how long it
21 takes before it needs --
22 MAYOR MASON: Right.
23 DIRECTOR RAMSEY: -- to begin. And so that
24 could be a week. It could be a couple of days in some
25 cases.

Page 112

1 MAYOR MASON: Right.
2 DIRECTOR RAMSEY: And it's all a part of the
3 weather, as well. If it's raining a lot and the grass
4 is growing a lot, we're going to have to mow it more
5 often.
6 MAYOR MASON: Sure.
7 COUNCILMAN: So I have a question -- one
8 other question -- in regards to that. So, you know,
9 like for instance you're coming southbound from Johns
10 Creek, you're coming in, and you have -- we have --
11 Riverview I guess is right there, and they have a
12 really nice entrance right there, so -- but when you
13 get to the northern side of that, not so much, because
14 Riverview stops there. Is there anything that we can
15 do to shore (ph) that up? Or is that something that
16 we just --
17 COUNCILMAN: Well, Riverview takes care of
18 their own maintenance --
19 COUNCILMAN: Up until --
20 COUNCILMAN: -- right now.
21 COUNCILMAN: -- there.
22 COUNCILMAN: Right.
23 COUNCILMAN: If you should keep going to the
24 river --
25 COUNCILMAN: There's an area before and an

Page 113

1 area after --
2 COUNCILMAN: Yeah.
3 COUNCILMAN: -- where it's kind of like a
4 jungle.
5 DIRECTOR RAMSEY: And we're going to have to
6 take care of those areas.
7 COUNCILMAN: So is that something we can do?
8 DIRECTOR RAMSEY: We're going to have to --
9 MAYOR MASON: Yeah.
10 DIRECTOR RAMSEY: -- feel it out, and where
11 those boundaries are, we'll obviously --
12 MAYOR MASON: Why don't -- let me suggest you
13 consult with the UPCCA person who had that, and she
14 can tell you all the --
15 DIRECTOR RAMSEY: Absolutely.
16 MAYOR MASON: -- dirty little secrets
17 about --
18 COUNCILWOMAN: A pip (ph).
19 MAYOR MASON: -- which did and which didn't.
20 DIRECTOR RAMSEY: Right. We're going to have
21 those sections that we have to maintain, and then
22 we're going to have to jump and maintain another
23 section, so it's --
24 COUNCILMAN: There's sections you'll find
25 that aren't being maintained, and they're just --

Page 114

1 they're literally just vacant lots -- for lack of a
2 better word -- that they --
3 COUNCILMAN: And where --
4 DIRECTOR RAMSEY: And to clean it out to look
5 nicer, that's going to take work.
6 COUNCILMAN: Right.
7 COUNCILMAN: And sections of PIB were not
8 being maintained until --
9 MAYOR MASON: At all.
10 COUNCILMAN: -- two days ago -- or three days
11 ago.
12 COUNCILMAN: There are sections like that,
13 and too there's a section on Peachtree -- Peachtree
14 Corners Circle, you know, down in Peachtree Station,
15 and we maintain our entrances to a certain --
16 COUNCILMAN: Right.
17 COUNCILMAN: -- point, but then there's -- I
18 mean it's an eyesore.
19 MAYOR MASON: Yeah.
20 COUNCILMAN: I mean it's just terrible. I
21 mean it -- and I've been waiting for this moment --
22 and Julian has done a terrific job with this -- and I
23 hope that that's something that we can look into as
24 well --
25 MALE SPEAKER: (Inaudible, off mic.)

Page 115

1 COUNCILMAN: -- because that's -- again,
2 that's a very highly trafficked area.
3 COUNCILMAN: Mr. Mayor, the -- Gwinnett
4 Village said he also has a landscape schedule --
5 MAYOR MASON: Oh.
6 COUNCILMAN: -- how often they do this.
7 MAYOR MASON: Why don't you flip --
8 COUNCILMAN: Yeah.
9 MAYOR MASON: Would you flip it to us?
10 COUNCILMAN: So -- yeah.
11 MAYOR MASON: Let's not reinvent the wheel.
12 Let's --
13 COUNCILWOMAN: Right.
14 MAYOR MASON: -- start --
15 COUNCILWOMAN: Use what we get help with.
16 MAYOR MASON: Yeah. Use what works for
17 others and modify it there.
18 Okay. Anything else, Mr. Ramsey? Or are we
19 good?
20 DIRECTOR RAMSEY: That's all --
21 MAYOR MASON: And no questions?
22 COUNCIL MEMBERS: (No response.)
23 MAYOR MASON: All right. Do I hear a motion
24 to go into executive session --
25 COUNCILMAN: Motion.

Page 116

1 MAYOR MASON: -- to discuss a real estate
2 matter and a litigation matter?
3 COUNCILMAN: (Inaudible, off mic and
4 background noise.)
5 MAYOR MASON: All right. Do I hear a second?
6 COUNCILWOMAN: Second.
7 COUNCILMAN: Second.
8 COUNCILWOMAN: Second.
9 MAYOR MASON: Any questions or concerns?
10 COUNCIL MEMBERS: (No response.)
11 MAYOR MASON: Hearing none, all in favor,
12 raise your right hand.
13 COUNCIL MEMBERS: (No audible response.)
14 MAYOR MASON: All right. Let's go.
15 (Break for off-the-record executive
16 session from 8:58 PM to 9:39 PM.)
17 MAYOR MASON: They're on their way.
18 (Off-mic background conversation.)
19 MAYOR MASON: One, two, three -- so as the
20 fourth one comes around the corner --
21 (Inaudible off-mic comments.)
22 MAYOR MASON: -- we'll have a quorum.
23 (Inaudible off-mic comments.)
24 MAYOR MASON: Do I hear a motion to come out
25 of executive session?

1 COUNCILWOMAN: So moved.
2 COUNCILMAN: So moved.
3 MAYOR MASON: Do I hear a second?
4 COUNCIL MEMBERS: (No audible response.)
5 MAYOR MASON: All in favor, raise your right
6 hand.
7 COUNCIL MEMBERS: (No audible response.)
8 MAYOR MASON: Do I hear a motion to adjourn?
9 COUNCILMAN: So moved.
10 MAYOR MASON: Do I hear a second?
11 COUNCILWOMAN: Second.
12 MAYOR MASON: All in favor, raise your right
13 hand.
14 COUNCIL MEMBERS: (No audible response.)
15 MAYOR MASON: Go home. Thanks folks.
16
17 (Proceedings concluded at 9:40 PM.)
18
19
20
21
22
23
24
25

1 C E R T I F I C A T E
2 STATE OF GEORGIA)
3 FULTON COUNTY)
4
5 I hereby certify that the foregoing transcript
6 was taken down as stated in the caption, and the
7 proceedings were reduced to print under my direction
8 and control.
9 I further certify that the transcript is a true
10 and correct record of the evidence given at the said
11 proceedings.
12 I further certify that I am neither a relative or
13 employee or attorney or counsel to any of the parties,
14 nor financially or otherwise interested in this
15 matter.
16 This the 9th day of November, 2014.
17
18
19
20
21
22
23
24
25

WILLIAM H. ROBERTSON, CCR No. 2594

	89:13	advised (1)	almost (1)	15:3;17:8
\$	actual (10)	14:20	59:9	appraiser (2)
\$1.1 (1)	25:5,5;38:22;48:10,	advocacy (2)	along (2)	18:3,4
99:3	17;51:19,25;53:5,6;	94:6;101:8	75:14;103:11	appraisers (1)
\$14.5 (1)	58:11	advocate (1)	although (1)	18:1
88:20	actually (14)	94:2	33:13	appreciate (8)
\$23,500 (1)	38:20;44:13,20;	advocates (1)	always (5)	9:6,8;10:9;19:2;
75:11	47:14;49:18;50:3,14;	94:16	6:24;33:9;58:15,17;	32:6;33:23;106:3;
\$5 (1)	59:5;61:11;87:24;	afraid (1)	106:25	108:14
100:4	88:24;98:14;108:20;	28:23	Alyssa (3)	approach (3)
\$50,000 (3)	109:2	after-hours (1)	29:21;60:15,17	101:17;104:12,13
102:14,16;106:20	acute (1)	20:6	amend (3)	Approaching (1)
[64:17	afterwards (1)	5:7;11:17;78:7	11:25
[On (1)	add (11)	47:6	among (1)	appropriate (9)
16:9	21:13,15;25:24;	again (17)	15:16	7:3;19:25;36:18;
[sic] (5)	27:13;29:1,20;55:14;	9:10;10:5;21:6;	amount (6)	39:14;41:8;55:4;60:4;
36:23;38:24;43:4,9;	59:12;77:8,11;82:5	22:22;45:4,16;46:2,18;	8:5;16:5;45:10;	66:16;79:16
49:14	added (3)	49:20;51:10;81:11;	75:11,25;88:21	appropriately (1)
A	13:4;19:13;104:10	87:6,16;98:21;101:6;	analysis (6)	66:14
ability (1)	addition (5)	102:8;115:1	15:17;17:9,17;36:24;	approval (6)
74:7	15:2;20:13;24:16;	against (1)	79:15;101:14	19:9;37:13;75:8;
able (7)	25:7;37:10	31:4	analyzing (1)	79:8,24;81:3
4:1;17:22;29:18;	additional (15)	Agency (1)	15:4	approve (11)
31:18;35:6;77:3;80:12	13:4,4;14:12,23;	26:1	Angelica (1)	6:11;71:15,15,22;
above (2)	17:16;18:25;19:15;	agenda (6)	46:10	72:3,6,6;74:23;75:24;
38:24;52:15	29:2;82:5;86:24;87:2;	6:20;7:15;12:14;	Angelica's (1)	77:18;78:10
absolute (1)	96:20,25;97:11;101:9	81:15;92:2;101:7	46:11	approved (3)
34:25	Additionally (1)	aggressive (1)	Ann (2)	13:6;74:11;100:21
Absolutely (5)	39:1	42:24	42:13;43:5	approximately (2)
4:5;35:1;94:19;	additions (1)	ago (3)	annual (1)	16:10;59:8
104:23;113:15	17:4	35:3;114:10,11	26:13	April (1)
acceptable (4)	address (11)	agree (4)	answered (1)	14:18
28:9,11;63:4;66:8	6:9;14:23;15:16;	26:24,25;42:5;47:9	18:25	ARC (7)
access (2)	20:18;25:3;27:18;	agreed (2)	anticipate (2)	79:2;80:7;101:20;
76:20;82:7	28:25;36:1;57:16;	39:16;44:4	38:17;103:1	102:8,10,10,13
accessory (5)	82:22;94:24	agreement (5)	apologize (2)	area (32)
12:19;13:1;28:2,10,	addressed (2)	9:23,24;74:2,6,13	49:6;64:4	10:4,7;13:7;14:6,7,8;
11	13:21;39:11	agrees (1)	app (2)	17:14,24;36:19,20;
accommodate (1)	addresses (1)	22:17	88:17;110:17	37:3,4;38:15,22;40:14,
19:16	21:1	ahead (4)	appears (1)	18;41:2,5,7,8,11,12;
accomplish (2)	addressing (1)	3:4;55:12;67:8;81:3	18:9	66:15;75:9;77:4;78:25;
32:2;74:7	54:6	air (16)	Applause (7)	79:1,5;111:7;112:25;
according (2)	adjacent (4)	16:1,18;26:4,7,9;	41:23,25;46:24;	113:1;115:2
56:2;80:16	15:12;37:24;38:14;	44:23;49:13;51:20,23;	52:20;66:25;71:10;	areas (9)
acre (2)	61:6	56:3,7,58:13;59:4;	72:17	16:25;18:8;25:14;
11:20;12:15	adjoining (1)	68:11,14,17	applicant (21)	27:24,24;42:6;61:6;
acres (4)	13:14	air-permit (1)	12:18,25;13:21;	65:14;113:6
28:6;38:20,25;78:12	adjourn (1)	44:25	14:20,25;15:3,14,21;	argument (1)
across (3)	117:8	Alan (1)	18:7;24:12;32:8,15;	25:25
10:25;30:22;61:8	admitted (2)	29:23	36:12;38:10;39:16;	around (6)
Act (2)	42:24;44:4	Alex (2)	40:9,25;41:10;52:22;	23:14;41:14;43:15;
43:2;58:13	ado (1)	106:5;110:23	56:19;67:9	44:7;52:7;116:20
action (5)	29:25	Allegiance (2)	applicant's (5)	arrangements (1)
3:5;74:23;75:8;	adopted (1)	4:11,13	17:7;19:9;39:9,19;	31:13
77:18;81:9	21:10	allow (5)	42:9	arrow (1)
activism (1)	advance (1)	5:7;11:20;28:1;64:3;	application (16)	86:14
8:6	87:15	86:19	14:2,3,17,17,19;	article (1)
activities (1)	advanced (1)	allowed (1)	15:14;19:7;20:14,19;	48:19
	29:12	37:8	36:1,16;37:13,14;48:5;	asphalt (1)
	advantage (1)	Allowing (1)	56:25;70:24	95:21
	59:19	87:16	applied (1)	assembly (1)
	advertisement (1)	allows (3)	29:10	4:12
	20:3	28:4;36:19;86:24	Appraisal (2)	assesses (1)

17:17 Assessment (2) 47:14;49:16 assist (1) 80:20 Assistant (1) 43:6 Associate (1) 43:6 associated (3) 14:1;19:23;78:10 Associates (1) 18:4 association (1) 35:25 assuming (1) 22:3 ATC (1) 47:12 at-grade (1) 85:20 Atlanta (1) 111:7 atmosphere (1) 50:1 atrium (1) 3:25 attached (2) 68:13;106:19 attack (1) 38:11 attempted (1) 15:15 attend (1) 15:1 attention (3) 10:18,22;11:11 ATTORNEY (24) 5:14,17,21;12:1,5, 10;26:25;27:16;34:6; 57:1,5;59:3;71:13,18, 24;72:2,5,10,12;73:1,4, 6,19,22 attorneys (1) 74:16 attributed (1) 16:19 audible (13) 6:3,18;24:6;52:23; 71:5,8;73:17;75:5; 78:2;116:13;117:4,7, 14 AUDIENCE (10) 3:12,14,20;4:4;7:11, 13;32:16;55:8;65:8,10 audio (2) 17:14;42:7 authorities (1) 56:15 authority (1) 51:5 authorization (1) 75:24	authorizing (1) 75:10 authors (1) 17:21 available (1) 29:12 average] (1) 16:10 avian (1) 49:13 away (7) 25:13,22;34:7;47:23; 49:18;63:9;109:20 Awesome (2) 57:22;92:8 ax (1) 51:14 axes (1) 50:16	22:1 begun (1) 101:12 behind (3) 36:9;48:8,15 belabor (1) 48:4 below (2) 16:14;58:23 Berkeley (3) 13:12;36:4,10 best (9) 28:13;31:19,20; 37:16;44:1,47:25;65:6; 87:12;107:5 best-case (2) 44:2;92:21 bet (2) 35:7;92:18 better (7) 3:18;30:1;41:17; 55:23;92:23;110:6; 114:2 better-qualified (1) 30:7 beyond (1) 58:20 bias (1) 50:16 big (3) 11:8;46:3;99:22 biggest (2) 30:21;105:6 biggest-percentage- (1) 50:17 bit (9) 20:25;23:14,14; 44:17;51:22;83:1;87:5, 9;99:8 blimp (1) 104:16 blow (1) 9:3 blowing (2) 45:5,15 blurb (1) 91:7 Board (5) 27:2;29:22;59:20; 61:4;111:4 bodies (2) 47:23;50:7 body (3) 33:21;42:20;70:2 both (11) 4:9,24;5:8;12:6; 17:5;61:12,12;75:21; 76:24;77:3;84:12 bother (1) 53:24 bottleneck (2) 95:11;97:21 bottlenecks (1)	105:6 bottom (2) 52:6;65:22 bought (1) 35:8 Boulevard (9) 11:22;12:21;39:16, 24;63:3;81:24;82:1,2, 14 boundaries (1) 113:11 branch (3) 55:16,17,18 brand-new (1) 93:4 break (3) 72:22,23;116:15 brick-and-stucco (1) 12:24 Bridge (12) 78:21,23;79:4;82:1, 7;83:9;85:21;88:10; 93:8;94:13;98:20; 105:11 brief (3) 10:16;25:1;30:11 briefed (1) 25:2 briefly (4) 19:11;48:2;81:17; 94:25 bring (2) 11:10;68:17 bringing (1) 99:12 Brothers (4) 11:19;30:3;62:9; 65:24 Brothers' (4) 25:22;52:3;61:20; 66:6 bucket (2) 99:22,22 budget (1) 80:12 buffer (5) 13:11;38:19;53:5,6; 78:10 buffers (2) 14:7,15 Buford (5) 81:25;82:13;85:15; 93:8,10 build (1) 59:5 building (15) 12:25;13:2,4;19:14, 15,19;25:6,10;36:10, 13;45:24;67:15,22,24; 68:21 buildings (1) 89:6 built (3)	13:15;43:25;46:14 Business (19) 11:16;12:17;30:17, 18,19;38:9,12;39:19; 40:3,4;43:25;52:16; 73:8,20;74:1;75:7; 77:18;78:5;88:22
C				
C-2 (6) 11:20;12:17;28:1; 37:4,8;40:11 C-3 (1) 28:1 calendar (1) 5:19 California (6) 47:13;49:15;51:21, 21;54:6;56:3 call (7) 3:11;10:17,22;23:1; 44:21;58:24;68:11 called (6) 15:18;42:10,12; 43:11;69:12,20 calls (2) 40:18;42:8 came (1) 37:14 Campaign (1) 4:18 Can (50) 3:18;4:2;20:25; 21:13;22:21;27:17,25; 34:6,25;41:19;44:16; 45:14,17,23;47:9,22; 53:6;57:5,19;61:4; 63:7;64:15;67:18,25; 71:12,12;77:4,7;79:22; 82:11;83:6;87:6,14; 89:13;90:16,18;92:4,4; 97:18,25;99:2;102:23; 106:5;107:6;109:20, 21;112:14;113:7,14; 114:23 Canada (3) 50:17;55:25;56:1 capacity (6) 29:9;61:20;66:5; 95:10;101:14;104:6 capital (2) 91:4,10 capped (1) 52:4 card (1) 7:1 cards (1) 32:18 care (14) 31:12,22;32:1,4; 44:1;108:22;109:11, 14;110:8,9,13,19;				

<p>112:17;113:6 cared (1) 60:3 career (1) 33:9 careful (1) 3:7 cares (1) 26:22 caring (1) 30:6 Carolina (1) 43:10 carried (1) 71:9 Carter (8) 63:3;81:25;82:1,14; 83:10;88:10;93:10; 98:21 case (4) 14:10,11;69:24; 86:23 cases (3) 17:6;86:15;111:25 cause (1) 64:15 CDC (1) 47:12 Cemetery (3) 13:10,11;38:22 cemetery (1) 38:24 center (3) 11:4,7;79:2 centers (1) 104:13 certain (6) 36:20;39:17;58:15; 59:4;106:5;114:15 certainly (11) 7:9;21:8,14;53:12; 103:6;104:21;105:12; 106:16;107:14;109:24; 110:5 certainty (1) 34:25 certified (3) 18:4;21:19;22:12 CH2M (1) 7:19 chainsaw (1) 109:16 chainsaws (1) 109:4 challenges (1) 94:1 champion (1) 76:5 chance (1) 63:16 change (4) 25:5,9,10;103:2 changes (2)</p>	<p>13:3;77:5 changing (1) 41:1 Chapel (9) 75:9,14;76:25;82:9; 96:7,14,17,20;102:17 charge (1) 42:11 check (5) 11:1;23:2;49:8; 59:20;74:8 chemical (1) 16:6 chemicals (2) 16:6,13 Chereck (10) 5:1;11:15;24:23,24; 35:20;42:1;73:25;75:7; 78:4,5 Childers (2) 18:4,15 Childers' (1) 18:6 children (2) 46:12;47:17 chimney (1) 19:23 chose (1) 25:12 CHRISTY (3) 66:11,11,24 chunks (1) 88:23 Church (1) 11:3 cial (1) 13:9 CID (3) 82:16;111:5,6 cigarettes (1) 48:13 Circle (1) 114:14 citations (1) 49:7 cities (2) 75:15;77:3 citing (1) 51:6 citizen (1) 90:14 citizens (7) 28:15;35:24;41:18; 55:4;56:14;106:2; 108:3 city (83) 3:7,10;5:14,17,21; 6:20,21;11:17;12:1,5, 10;14:19;23:1,16;25:2; 26:18,19,22;27:8,10, 11;28:8;29:14;31:1,3, 24;33:2;35:23;36:23; 37:6,15,18;38:13;39:7,</p>	<p>14,18,20;49:14;51:3; 55:3;57:1,5;71:13,18, 24;72:2,5,10,12;73:1,4, 6,19,22;74:3,5,9,11; 76:21;77:1,1;78:7; 82:12,15;83:8;84:3,6, 10,14;90:14,23;97:11; 98:24;99:3,10,16,25; 100:10,14,23;101:18, 19,21 city/county (3) 81:17,20;98:22 city's (1) 10:24 city-sourced (1) 110:17 civic (1) 35:25 civil (1) 10:2 clarification (1) 5:15 clarify (1) 71:14 Clean (3) 58:13;106:22;114:4 clear (7) 47:10;49:22;50:23; 52:12;65:25;71:18; 72:22 clearly (5) 6:8;8:10;65:7,9; 91:11 clergy (1) 31:4 clerk (9) 5:1;11:15;24:24; 35:20;42:1;72:24; 73:25;75:7;78:5 click (2) 90:16,20 client (3) 26:15;57:11;62:7 clock (1) 30:23 close (9) 27:20;36:11;45:7; 54:8;67:2;70:20;89:6; 92:12,14 closer (5) 3:22;53:7;61:7; 65:17;91:20 closest (1) 65:13 code (2) 13:17;36:19 codes (3) 76:22,24;77:2 collaboration (1) 103:22 combustion (1) 68:19 comfort (1)</p>	<p>89:19 comfortable (3) 29:3;45:24;46:1 coming (7) 3:23;45:11;50:7; 81:9;98:10;112:9,10 commend (1) 61:13 commended (1) 61:15 comment (4) 56:24;58:20;68:16; 78:15 commented (1) 13:22 comments (10) 6:24;7:1,6;8:12; 10:10;20:16;55:11; 69:17;116:21,23 commer- (1) 13:8 commercial (1) 79:16 commission (8) 10:21;18:22;19:7; 26:17;37:12,15,17,19 commissioned (1) 39:7 Commissioners (1) 61:4 commission's (1) 20:11 committed (1) 102:14 committee (1) 51:20 Common (3) 15:24;76:18;77:4 communities (3) 25:17,19;75:21 community (17) 3:6;8:4,6,9;10;11:6; 15:20;28:16;30:4;31:7; 33:14,16;38:16;44:11; 61:16;66:1,2;89:12 Company (2) 75:8,17 comparison (2) 18:12,16 complained (1) 53:19 complete (3) 18:24;43:4;72:13 completed (2) 16:23;79:25 completely (2) 43:22;88:25 complex (1) 82:20 compliance (1) 40:15 comply (2) 56:10,12</p>	<p>Complying (4) 4:12;8:3;24:24; 53:16 comprehensive (3) 14:4;77:9;78:24 compromise (1) 107:2 con- (1) 62:20 concentrations (2) 49:13;64:16 concept (12) 82:5,24;83:2;86:18; 87:6;88:9;91:14,15; 92:4;95:7,24;98:23 conceptual (1) 87:9 concern (8) 8:6;15:9,11;16:7; 25:3;29:7;30:21,22 concerned (3) 28:19;31:15;54:25 concerns (11) 12:14;14:24;15:25; 27:18;28:22;29:11; 35:2;70:13;73:13; 77:23;116:9 concession (1) 63:12 concessions (3) 54:25;61:21;62:12 concise (1) 90:22 conclude (1) 73:20 concluded (1) 117:17 conclusion (2) 17:21;50:23 conclusive (1) 16:17 concurrent (1) 89:24 condensation (1) 54:16 condition (6) 20:23;21:10,12,15; 22:2;26:16 conditions (8) 14:1;19:10;21:15; 29:2;39:17;40:13,14; 41:2 conduct (3) 21:16;22:5;75:9 conducted (1) 22:14 confirmation (1) 85:8 conflicting (2) 51:9,12 Congress (1) 70:13 conjunction (1)</p>
---	--	--	--	---

95:2 connectivity (1) 79:17 consensus (1) 27:17 consent (1) 7:15 consider (3) 42:20;62:9;92:2 consideration (3) 18:23;40:5;74:1 considerations (1) 14:12 considered (4) 16:8;19:7;36:18; 70:2 considering (1) 13:19 consistent (2) 15:22;18:9 constituents (1) 60:2 Constitutional (2) 62:4,7 construct (1) 92:25 construction (9) 82:18,19;85:25; 87:18,19;89:1;90:15, 19;93:20 construction-wise (1) 90:24 consult (2) 57:10;113:13 consultant (2) 79:24;103:18 consultants (1) 79:11 consulting (1) 9:11 contained (1) 24:4 contend (2) 26:23;55:24 continue (2) 55:17;57:7 continued (1) 58:13 continuous-flow (6) 82:21,23;85:19,23; 86:10,18 contract (1) 75:10 contracted (1) 18:2 contradictory (1) 44:6 contribute (1) 103:16 contributing (3) 100:24,25;102:16 contribution (6) 82:12;83:8,17,18;	98:25;102:13 control (1) 110:1 controlled (1) 82:7 controls (1) 101:15 conversation (3) 43:12;85:2;116:18 conversations (6) 61:18,21;62:19;69:8; 72:20;97:9 cooperation (1) 55:14 coordinate (2) 103:6;104:21 copy (1) 53:25 cor- (1) 94:13 corner (5) 25:8;84:23;88:4,22; 116:20 Corners (25) 10:5,6;11:2,18; 27:22;28:7;34:17; 35:24;39:21;40:19,24; 44:11;60:3;74:3;77:1; 78:8;84:14,19,24; 87:23;101:20;102:12; 106:10;111:14;114:14 corrected (4) 21:4;22:16,18;27:12 correctly (1) 28:1 Corridor (14) 78:21,23;79:4;81:18; 99:9;101:5,18;102:7; 21;103:2,23;104:5,17; 106:8 cost (6) 75:22,23;79:13; 85:24;86:6;88:20 costly (1) 85:18 coughing (3) 32:4;90:6;103:17 COUNCIL (58) 6:3,18;10:15;12:6,8, 13;14:19;24:9;25:2; 28:8;29:15;30:12;32:9, 11;33:2;35:23;37:15, 18;47:1;55:3;56:21; 57:2,16;59:15,16; 66:24;67:1;70:19;71:5, 8;73:6,14,17;75:5,13; 76:6,15;77:16,19,24; 78:2,22;79:23;81:1; 83:22,25;84:19,23; 87:22;88:2,6;89:11; 115:22;116:10,13; 117:4,7,14 COUNCILMAN (140)	6:13;20:21,23;21:11, 16,20,23;22:1,10,13, 21;23:11,13,23;24:3; 56:20,22;60:11,13,19, 22;61:9,11;62:11,19, 22;63:14;64:6,7,9,19; 65:20,21;66:21;67:4,7, 9;68:20;69:1,3;70:14, 16,25;71:2;72:3,11; 73:9,12;75:2;76:8,10, 11;77:10;80:19,19,23; 83:11,14,17;85:11; 86:1,5,8;92:11,16,18, 19;93:1,9,13,17,18,21; 96:1,4,7,10,13,19,24; 97:3,6,8,16,20;98:4; 99:20;100:1,4,6,7,16; 101:2;106:4,7,19; 107:8,12,19,21;108:11, 16;109:1,3,6,12,15,17, 21;110:7;112:7,17,19, 20,21,22,23,25;113:2, 3,7,24;114:3,6,7,10,12, 16,17,20;115:1,3,6,8, 10,25;116:3,7;117:2,9 councilmen (1) 4:8 councils (1) 23:16 council's (1) 79:8 COUNCILWOMAN (64) 3:16;5:9,11,24,25; 6:15;8:23;9:5;22:25; 60:23;73:11;74:25; 77:21;80:3,10,11,15; 89:16,21,24;90:8; 91:19,22;92:8,9,14; 94:24;95:5,8,11,16,19, 22,25;96:18;97:24; 98:7,14,18;99:6,14,15, 17,19;100:3,9,12,18, 21;101:3;102:20; 104:8,18,23;106:22; 108:7;109:2;113:18; 115:13,15;116:6,8; 117:1,11 countless (2) 50:6,6 countries (5) 28:25;50:14,18,21, 21 country (2) 50:13;58:7 County (16) 9:24;13:14;17:1,5; 23:17,17,19;31:24; 51:3;61:1,4;78:14; 82:11;96:22;100:24; 108:18 couple (12) 4:7;9:21;13:3;67:4; 81:8,9,16;82:25;86:4;	105:10;109:8;111:24 course (2) 11:8;37:18 CRAIG (4) 34:8,13,15,15 created (2) 40:14;98:12 creating (2) 58:8,9 Creedon (4) 27:14;66:11,12,24 Creek (11) 74:9,13;101:11,19; 102:3,12,14;105:11; 107:19,24;112:10 crema- (1) 28:5 cremated (1) 33:19 cremation (12) 15:1;19:21;29:18; 31:22;45:9;50:15,18; 51:16;57:14,18;64:16; 65:16 cremations (2) 36:22;46:15 cremator (1) 68:18 crematoria (2) 51:8,11 crematories (29) 14:13;16:24;18:11, 13,17;19:2,3,4;23:15; 25:18,21;26:2,14;38:4; 43:2,20,21;44:8;48:21; 58:4,12,19,23;59:21, 23;60:19;64:15;67:19; 69:21 crematorium (6) 7:5;36:13;37:11,23; 41:9;62:15 cremators (1) 59:8 crematory (67) 11:21;12:18;13:1,6; 14:11,17;15:5,10,12, 25;16:2,5,8,10,19;17:4, 9,12,23;18:15,19; 19:12,17,17,20,23; 20:1,3,5,7,10,25;21:5; 22:21;26:8,23;27:1,25; 28:2,4,14,16;30:5;35:5, 6,9;38:18;39:14,22; 40:4,20;42:15;45:12; 50:4;51:7;53:3,8; 55:21;56:7;61:19; 65:15;66:4,18;67:13, 20,24;68:2 criteria (17) 13:18,19,22,23; 36:17,20,24;37:1,21, 21;38:9,13;39:25;40:7, 12,25;44:3	crowd! (1) 3:5 Crowell (18) 11:19;25:22;26:21; 29:23,23,23;30:3,7,11; 32:9;43:23;44:10,19; 52:3;61:20;62:9;65:24; 66:6 Crowells (2) 34:23;62:13 cruise (1) 108:3 cubed (1) 54:11 cultural (1) 50:15 Cumberland (1) 111:5 curbs (1) 76:20 current (5) 40:14;49:19;51:19; 91:13;103:1 currently (7) 16:13;40:1,3,8;51:1; 82:25;102:14 curve (1) 48:8 custody (1) 31:23 customers (1) 19:21 cut (2) 108:17;109:22 cute (2) 90:18,18 cutting (1) 109:4 cycle (1) 80:8
D				
				danger (3) 47:10;49:22;52:12 dangers (1) 47:18 darken (1) 94:16 data (3) 17:19;25:17;49:20 date (2) 46:7;91:17 dated (2) 48:6;65:5 dates (1) 10:17 Day (4) 10:20;31:14;92:17; 110:4 days (5) 27:5;42:12;111:24; 114:10,10

DDA (1) 10:25	23:20	110:8;111:12,16,20,23; 112:2;113:5,8,10,15, 20;114:4;115:20	94:17	85:25
de (1) 58:24	details (1) 95:7	Directors (3) 27:3;29:22;59:21	Doraville (4) 98:7;101:22;102:2; 105:2	easiest (1) 92:25
deal (2) 23:20;25:16	determination (1) 18:6	dirty (1) 113:16	DOT (4) 90:5;93:25;102:9,9	east (1) 13:10
dealing (3) 33:13,14;54:23	determine (1) 18:16	discarded (2) 48:25;49:2	double (1) 4:23	economic (2) 40:1,8
December (2) 79:24;103:15	determined (4) 26:1,7;58:23;83:19	discern (1) 17:22	double-check (1) 85:4	effect (4) 25:5;37:22;38:14; 74:14
decide (2) 50:8;79:9	detrimental (1) 17:14	discourage (1) 7:4	down (17) 45:20;52:16;63:2; 70:6,7;71:16;82:8; 91:20;95:12,21;97:10, 14;105:4,5;108:4; 109:4;114:14	effective (1) 39:18
decision (3) 13:19;44:3;70:7	develop (1) 78:11	discuss (2) 102:15;116:1	downwind (1) 64:15	effects (1) 16:18
deems (1) 55:3	developing (1) 47:17	discussed (2) 81:19,21	down-wood (1) 64:15	effort (1) 30:14
deeply (1) 32:4	development (4) 14:5;76:22;89:13; 98:8	discussing (2) 105:1;111:3	draft (2) 38:5;79:7	eight (2) 10:6;19:10
deer (1) 109:20	developments (1) 79:17	discussion (5) 23:21;57:12;66:3,7; 101:6	drawing (1) 88:10	eight-hour (1) 49:12
defendable (1) 46:9	Diana (1) 103:11	discussions (2) 62:22;102:15	dreams (1) 3:7	either (2) 4:21;70:23
deficiency (10) 18:9;20:8,9,24;21:2, 3;22:3,15,15,18	difference (1) 18:18	dish (1) 51:22	Drive (2) 32:23;78:13	elected (1) 41:19
deficient (1) 18:8	different (7) 49:25;50:1,1,7,21; 51:24;105:18	dispersion (1) 52:5	driven (1) 60:1	elements (1) 83:2
definitely (3) 45:23,25;46:17	difficult (2) 30:19;31:14	displaces (1) 88:24	drop (2) 17:15;42:7	elevated (1) 39:2
definitive (1) 16:17	dignified (1) 60:4	distance (1) 102:6	dual (1) 95:10	elevation (1) 13:3
delayed (1) 4:9	dilapidated (1) 41:13	distances (2) 25:17,18	dual-right (1) 98:1	eleven (1) 83:7
demand (4) 38:9;60:1,1,2	diligence (1) 61:13	distinct (1) 49:20	ducks (1) 94:18	else (6) 25:10;58:22;59:11; 62:12;67:13;115:18
Democracy (1) 3:5	directly (4) 41:18;45:16;68:24; 74:8	district (5) 37:8;78:14;96:23; 97:14;105:19	ducts (1) 68:24	e-mail (2) 85:4;88:17
denial (3) 37:16;61:3;73:16	Director (150) 7:18,23;8:1,10,14,16, 19;9:3,6,15,19;10:15; 11:25;12:13;21:8,14, 18,21,24;22:8,11,19, 23;23:5,18,25;24:4,11; 30:6;43:6;75:13;77:13; 78:22;80:6,13;81:4,7; 83:13,16,18;84:17; 85:5,17;86:3,7,9;87:12, 24;88:9,16;89:5,23; 90:2,11,25;91:3,6,9,13, 20,24;92:24;93:2,10, 14,19,22;94:6,10,15, 23;95:4,6,9,13,17,20, 23;96:3,6,8,11,15,21, 25;97:4,7,9,17,22,25; 98:5,9,12,16,19;99:7; 101:4,23,25;102:2,6, 21;103:3,5,10,13,18, 21;104:5,9,16,20,24; 105:3,12,15,18,21,25; 106:13,16,25;107:2,4, 11,13,20,23;108:3,8, 14,20;109:5,8,13,24;	districts (1) 80:21	due (1) 61:13	e-mails (4) 20:14,14;43:19; 70:11
denied (7) 17:5;23:15,16,17,18, 21;56:4		Division (1) 26:6	Duke (1) 34:18	emission (2) 51:1;52:3
deny (5) 71:15,23,25;72:7; 73:7		document (2) 48:7,10	Dunwoody (3) 75:16;76:1;77:2	emissions (32) 14:13;15:9,10,19,22; 16:4,12,16,19;25:25; 26:10;28:18;39:4,6; 40:22;41:21;42:11,14, 17;44:5;47:18;50:25; 51:25;54:7;55:2,25; 56:2;58:25;64:14;68:2; 69:14,22
Department (10) 15:23;42:21;43:14, 18;48:3,4;51:15;70:3; 82:16;97:14		documentation (3) 42:10;53:23,24	during (5) 9:13;16:2;23:25; 54:21;64:16	emit (1) 16:10
departmental (1) 50:6		dollars (3) 82:19;84:1;101:10	duties (1) 110:12	emitted (1) 16:8
depiction (2) 36:14;53:1		dominant (1) 15:8	duty (1) 52:14	emotion (1) 33:15
description (1) 90:21		done (29) 12:11;15:15;22:6,9; 28:24;30:20;31:22; 38:1,3,12;41:19;51:20; 58:3,6,11,11,21;59:7; 61:13,14,15;66:1; 67:11;75:19;77:9; 92:23;93:12;107:17; 114:22		emphasize (2) 25:4;49:2
design (7) 76:18;79:15;82:21; 83:5;85:11,13;104:3		doorway (1) 4:1	earlier (2) 12:3;103:11	enacted (2) 27:22;28:8
designated (2) 19:14;83:25		doorways (1)	early-on (1) 107:15	enacts (1) 56:11
despite (1) 18:19			E	
detail (1)				

enclosed (1) 19:24	80:20	exhaustive (1) 58:11	15:24;16:3;40:3; 43:21;45:5;46:19; 47:17;54:7;70:12,13	63:7
encourage (2) 49:9;52:16	evaluated (1) 13:18	exist- (1) 28:2	factor (1) 31:11	fill (1) 7:1
end (7) 33:17;34:20;49:23; 50:5;79:22;102:24; 109:9	evaluations (2) 18:11,21	existing (12) 11:21;12:19;15:2; 19:14,19;25:8,19; 36:11;41:1;61:6;67:11, 13	fairly (1) 10:7	filter (1) 48:23
enemies (1) 55:7	even (13) 31:25;44:1;45:2,2; 47:12;52:5;53:9,20; 54:8;55:7;56:1;98:8; 110:3	exit (2) 95:3;96:15	fall (1) 91:17	final (3) 37:18;51:17;81:13
enforce (2) 5:2,4	evening (5) 3:3;10:16;11:6;42:3; 57:17	exiting (1) 52:1	familiar (1) 38:21	Finally (2) 83:9;108:23
engineering (3) 10:2;92:6;106:17	evening's (1) 5:19	exit-only (1) 96:5	familiarize (1) 14:21	find (5) 27:16;47:22,25;77:3; 113:24
engineers (1) 76:23	event (1) 54:21	expand (3) 20:25;21:7;102:17	families (5) 31:15,16,16,17;32:3	finds (1) 17:12
English (2) 29:21;60:17	everybody (4) 4:6;61:13;72:22; 85:4	expansion (1) 101:8	family (4) 29:23;30:7,16;42:18	fine (3) 50:10;91:22;108:13
Enough (5) 24:3;42:18;49:2; 63:6,8	everyone (1) 3:3	expansive (1) 101:16	fan (2) 67:23;68:25	finish (1) 98:5
enter (1) 39:20	everyone's (1) 11:11	expect (6) 8:25;31:19;44:23; 48:9;75:22;109:21	fans (1) 67:16	finished (1) 73:5
entire (2) 43:16;75:25	exact (3) 36:14;51:6;69:25	expectations (1) 48:8	Fantastic (1) 98:4	fire (1) 4:1
entirely (3) 49:25;50:1,1	exactly (3) 23:15;69:12,19	expected (1) 91:16	far (19) 25:13;26:25;28:13, 18;48:19;50:13;54:25; 61:7;62:10,24;63:6,6, 9;67:25;68:5;96:4; 103:11;105:4;107:24	firm (1) 9:11
entrance (2) 53:19;112:12	example (4) 3:9;50:5;55:14;86:9	experience (1) 68:5	farther (1) 25:22	first (28) 7:17,24;11:15;12:14; 15:8,25;17:17;18:23; 19:12;25:4;35:20;37:6, 21;39:22;50:13;52:25; 55:25;64:16;67:9;78:7; 79:1;81:11;82:3;92:11; 93:11;94:20;105:7; 108:12
entrances (1) 114:15	examples (1) 17:13	expert (1) 56:2	favor (10) 5:12;6:1,16;71:3; 73:15;75:3;77:25; 116:11;117:5,12	firsthand (1) 31:5
entrust (1) 31:12	exceed (1) 75:11	explanation (1) 90:23	feature (1) 11:9	five (4) 25:21;27:5;62:8; 83:7
entrusting (1) 32:1	excellent (5) 38:10,12,12;41:15; 93:13	exposed (1) 47:18	federal (8) 16:15;19:25;28:19; 33:9;42:6;58:10,18; 101:9	five-minute (1) 72:21
Environmental (5) 26:1,6;43:2;47:13; 54:5	except (1) 9:13	exposure (8) 47:15,16;49:14,15, 21;51:19;52:8;64:17	feedback (2) 8:5,13	five-year (1) 79:19
Environments (1) 48:18	excessive (1) 82:19	expound (1) 23:14	feel (5) 29:3;33:12;55:23; 107:15;113:10	flagstone (1) 46:13
EPA (19) 16:16;42:10,12;43:6, 7;46:5;48:3,6,7,12,17, 19;56:11;58:10,15,21, 22;69:5,9	excited (8) 8:1,4;9:9,9,21,25; 10:8;81:12	extend (4) 62:6;97:4,18;98:1	feeling (1) 69:9	flavor (1) 76:12
EPD (6) 43:19;44:22;46:5; 65:5;70:9,10	excuse (5) 54:12;57:9;60:24; 64:19;99:10	extensive (2) 38:1,25	feet (8) 19:18;46:11;53:7; 54:20;61:8;65:14; 66:16;87:1	flawed (1) 39:10
equipment (2) 57:24;59:6	execute (1) 75:10	exterior (2) 20:3;25:7	fellow (1) 111:3	flip (3) 111:10;115:7,9
escape (1) 4:2	executive (3) 115:24;116:15,25	extremely (2) 16:9;46:9	FEMALE (10) 24:6;35:18;53:11; 63:20,23;64:1,4,12; 84:5;89:4	flipped (1) 111:9
estate (11) 16:22;17:10,15,24; 18:1,3,7;39:8,9;44:13; 116:1	exemplary (1) 65:25	eyesore (1) 114:18	fetuses (1) 47:17	flue (1) 68:13
estimate (2) 82:10,11	exempt (1) 43:22		figure (1)	focused (1) 104:1
estimated (1) 98:24	exempted (1) 58:12	F		folks (8) 3:24;61:17;65:23; 71:11;87:14;105:22; 107:16;117:15
evaluate (1)	exemption (1) 58:14	faces (1) 45:13		follow (3) 33:7,12;54:1
	exercise (1) 36:21	facilitate (1) 75:18		followed (1)
	exhaust (4) 56:25;67:12,16,20	facilities (1) 104:2		
		facility (2) 15:2;19:13		
		fact (10)		

33:9 follow-up (1) 22:16 foot (1) 12:24 footage (2) 13:5;19:16 football (1) 9:13 footprint (1) 89:1 forefront (1) 48:15 forever (1) 62:7 form (1) 66:5 formed (2) 27:22;35:25 forming (1) 88:25 Forum (5) 10:25;12:3,3;34:19, 20 forward (5) 79:9,21;91:1;108:13; 109:22 found (4) 14:4;16:23;17:15; 69:6 four (4) 27:24,24;42:12;96:2 four-leg (1) 86:12 fourth (1) 116:20 frankly (2) 54:1;62:5 frequency (1) 54:9 friends (2) 33:1,18 front (4) 13:3;36:7;38:7; 42:23 full (2) 12:7;51:16 fumes (1) 45:24 fund (1) 82:17 funding (4) 93:5,24;94:1;101:9 funds (3) 83:6;94:3;102:10 Funeral (43) 11:19,21;12:19,24; 13:13;16:24;17:4; 19:13,19,22;20:6;22:6; 23:6;25:18,21;27:2; 28:3,4,5,7,10,10,17; 29:22;30:2,6;31:24; 35:8;36:11;40:2;43:21;	53:8,9,16,21;58:6; 59:20,23,24;60:13,15, 25;66:5 furnace (2) 68:12,13 furniture (1) 76:19 further (4) 29:25;49:18;70:16, 17 future (2) 14:5;110:13 G gained (1) 18:14 Gainesville (1) 108:21 gains (1) 86:22 gamble (1) 52:17 garage (1) 25:8 gate (1) 39:15 gather (1) 11:6 gathered (2) 4:12;47:21 gave (2) 23:23;25:19 GDOT (13) 82:17;83:6;90:2; 93:5,23;94:17;96:23; 97:14;101:9;102:11; 105:18;109:13,25 geared (1) 47:16 General (5) 12:17;26:8,25;31:13; 76:12 generate (1) 14:13 generations (1) 30:4 gentleman (1) 59:15 gentlemen (1) 27:21 Georgia (25) 8:21;9:12;15:23; 16:25;26:6,13;29:22; 43:18;48:3,4;56:9,9; 59:9,20,22;60:14,16; 70:9;78:14;82:16;83:1; 90:5;93:25;102:9,9 gets (2) 93:11,24 given (3) 14:12;45:8;46:6 gives (1)	102:11 giving (1) 48:20 glad (1) 7:9 glare (1) 44:17 global (1) 42:11 GM (1) 98:9 goes (5) 45:14;67:22;80:21; 85:16;96:14 golly! (1) 108:25 Good (36) 3:3;4:3;6:5,10,20,23; 9:15;10:13;24:20,25; 42:3;56:14;57:17; 74:15,22;76:7,16; 77:13,14;80:1,15,17; 82:17;88:8,14;92:7,24; 97:6;99:5,19;103:10; 104:8;105:23;109:15; 110:19;115:19 gospel (1) 33:11 Gotcha (1) 24:3 government (4) 16:14;28:19;42:6; 50:7 governors (1) 70:10 grace (1) 21:5 grade (3) 85:18,20;88:24 grade-separation (1) 87:18 graduate (1) 34:17 gram (2) 54:12,14 grand (2) 83:5;99:2 grant (5) 40:6;41:3;79:2;80:4, 7 granted (2) 13:14;56:6 granting (1) 41:8 grants (2) 37:6;80:7 graph (1) 51:18 grass (5) 108:17;109:22; 110:9;111:1;112:3 great (15) 3:5;4:15;9:7;23:20;	25:16;43:24,25;47:4,6; 49:9;51:18;58:4;91:7; 95:25;97:8 greater (3) 18:12;54:17;64:17 green (4) 8:15;54:5;86:14; 87:13 Greg (5) 7:19,19,21;10:12; 94:24 grid (1) 46:14 grill (1) 46:14 grind (2) 50:16;51:14 grip (1) 110:19 Group (4) 15:3;17:8;30:17; 63:19 groups (1) 47:24 growing (1) 112:4 guarantee (1) 35:3 guardrail (1) 109:9 guess (2) 65:21;112:11 guidelines (2) 33:11;79:15 guy (1) 3:6 guys (12) 27:22;30:15;61:18, 22,25;62:22;66:3,6,7, 12;71:12;111:8 Gwinnett (10) 9:24;13:14;17:1,5; 61:1,3;78:14;97:10; 99:16;115:3 H half (4) 76:1;84:7,13;85:7 hand (12) 5:13;6:17;24:23; 71:4,7;73:16;75:4; 78:1;110:11;116:12; 117:6,13 handled (1) 109:9 hands (3) 6:2;71:21,23 happen (4) 33:20;92:22;93:6,7 happens (5) 21:1,3;106:4,7;111:4 happy (8)	20:18;32:16;57:16; 59:12;60:8;82:22;83:2; 88:12 hard (2) 88:11;111:17 harm (1) 49:22 haul (1) 109:20 Hazard (2) 47:13;50:24 hazards (2) 41:20;49:15 head (1) 83:21 Health (17) 15:24,24;16:9,18; 47:13;48:3,4,11,24; 49:1;50:8,23;51:5,8,11, 15;52:15 hear (28) 3:13,15,18;5:7,10; 6:11,14;7:9;8:7,8; 37:25;39:5;41:17; 57:19;69:7;70:23;71:1; 73:10;74:23;75:1; 77:17,20;115:23; 116:5,24;117:3,8,10 heard (9) 4:19;29:7;40:17; 48:7;78:15;84:17; 105:9,10;109:15 hearing (17) 4:16;5:18;7:7;11:8; 12:14;14:20,25;15:7; 19:8;32:13;67:3;73:15; 77:7,8,25;79:23; 116:11 hearings (1) 70:21 heart (2) 92:12;106:9 hearts (1) 92:15 heavy (2) 37:3,7 height (1) 48:23 held (5) 11:5;19:8;49:24; 50:4;55:16 help (7) 14:23;18:16;75:18; 79:2;80:20;94:4; 115:15 here's (3) 53:4;65:21;91:15 Hey (2) 67:4;91:14 Hi (1) 66:11 high (2) 29:8;87:19
--	--	--	---	--

<p>high-efficiency (1) 68:12 higher (3) 50:15;55:1,2 higher-scale (1) 101:17 high-level (3) 97:14;98:23;102:19 highlighted (1) 12:16 highly (1) 115:2 Highway (5) 81:25;82:14;85:15; 93:8,11 HILL (4) 7:20;49:4;56:5; 85:15 hired (1) 15:3 history (1) 33:7 Holcomb (10) 78:21,23;79:4;82:1, 6;83:9;88:10;93:8; 94:13;98:20 hold (9) 33:11;37:20;41:24; 43:20;50:11;55:17; 57:10;65:12,18 holding (2) 55:17;92:20 holds (1) 37:18 holiday (1) 10:19 Home (33) 11:19,21;12:19,24; 13:13;15:6,13;18:18; 19:13,19;20:6;22:7; 23:6;28:3,4,5,7,10,11, 17;31:24;35:9;36:11; 40:2;46:11;53:8,9,17, 21;66:6;68:12;71:12; 117:15 homeland (1) 33:8 homes (16) 16:24;17:4;18:17; 19:1,3,4,22;25:18,21; 38:16;43:21;58:7; 59:23;60:13,16,25 homework (1) 38:3 honest (2) 30:5;43:11 honestly (1) 111:17 honorable (1) 30:5 hope (8) 94:20,23;95:23; 97:18,25;98:16,19;</p>	<p>114:23 hopefully (2) 47:5;81:22 hoping (1) 97:4 hot (1) 51:21 hour (2) 54:21;64:16 hours (5) 20:5;29:3;46:6; 55:22;62:17 houses (1) 66:19 huge (3) 43:15;46:13;93:15 human (4) 42:20;48:24;49:1; 70:1 hundred (3) 54:20;61:8;82:18 hurrah (1) 108:19</p>	<p>imposed (2) 14:8;50:3 improvements (2) 98:23;102:22 Inaudible (71) 3:12;6:21;9:17; 22:19;30:10;32:4;34:3; 35:18;36:8;42:7;45:22; 53:15;55:8;57:20;60:7, 11;69:12;74:19;84:3,7, 10,15,18,21;85:2,8; 87:19,25;88:5,13;89:3, 8,16;90:6,7,8,25;91:21; 92:16;93:15;94:7,11, 20;97:1;98:1,6,13; 100:19;101:13;102:4; 103:7;105:13,25; 106:10;107:6,9,22,25; 108:2,4,7,23,24;109:6, 17;110:20;111:18; 114:25;116:3,21,23 Inc (1) 35:25 include (7) 13:23,24;16:5;77:7; 85:12;88:19;92:17 included (3) 15:17;24:16;82:15 includes (1) 17:16 including (6) 27:15;38:5;49:17; 75:20;79:15;82:15 increase (1) 25:11 increased (2) 17:13;18:18 incredibly (1) 87:18 incurred (1) 13:5 independent (4) 18:3;22:9;47:22; 50:12 indicate (1) 41:2 indicated (2) 62:17;69:5 indicates (3) 14:5;16:23;46:19 indicating (2) 43:19;69:24 indication (2) 17:22;40:9 Indiscernible (9) 8:12,17;24:1;65:8, 10;72:19;87:10;97:23; 98:2 individually (1) 83:3 Industrial (10) 11:22;12:21;13:9; 37:3,8;39:16,24;81:24;</p>	<p>82:4;108:17 industry (7) 10:2;30:2,3;58:2,22; 59:25,25 information (19) 10:24;14:23;15:20, 21;16:18,20,21;18:24; 28:24;33:3;40:20;47:4, 21;48:20;49:7,9;54:2; 61:3;89:9 in-house (1) 18:2 initiative (1) 104:13 input (2) 11:6;77:8 InSafe (1) 49:11 insensitive (1) 28:22 inspect (1) 26:22 inspection (11) 20:8,9;21:4;22:2,4,6, 6,14,16;23:8;26:11 inspections (3) 21:17;23:3;26:13 inspector (1) 22:17 inspectors (1) 23:2 install (1) 13:1 Installation (2) 17:10,12 installations (1) 15:5 installed (1) 48:22 instance (2) 37:6;112:9 instead (4) 44:15;74:8;85:20; 86:24 intake (2) 68:10,25 integrated (1) 104:18 intend (1) 75:20 intensity (1) 14:8 intent (1) 5:22 intentions (1) 43:25 interest (2) 4:16;47:24 interested (2) 11:1;92:21 interests (1) 52:15 intergovernmental (1)</p>	<p>9:23 interior (2) 51:5,15 International (1) 48:18 intersection (16) 12:22;81:25;82:22, 23;85:19,23;86:10,13, 18;87:3,8,15,25;93:7; 98:23;104:2 intervals (2) 54:16,16 interviewed (1) 45:20 intimation (1) 48:11 into (18) 3:16;7:25;16:1; 23:20;29:13,20;38:7, 16;68:18;91:7,9;94:8, 10;95:7;96:23;111:14; 114:23;115:24 introduced (1) 33:3 introducing (1) 7:18 invasive (2) 89:7,7 inventory (1) 42:14 invited (1) 15:1 involve (1) 37:22 involved (7) 52:12;83:14;90:4; 93:5,5;102:9;107:14 involvement (1) 90:3 involves (3) 82:21;97:13;105:21 islands (1) 110:13 issue (12) 26:12;27:4,6;36:1; 37:10;39:11;42:23; 43:15;51:6;54:6;66:17; 111:15 issues (4) 15:8;46:3;75:16; 110:15 item (15) 7:17;11:15;12:14; 72:25;73:2,5,20,25; 74:24;75:8;77:18;78:6; 81:13,13;101:6 items (4) 76:17;81:16;110:15, 20 Ivy (1) 33:17</p>
	I			
	<p>I-285 (1) 97:13 idea (5) 68:8,15;74:15,22; 101:8 ideal (1) 90:9 identified (2) 17:13;78:24 identifies (6) 13:17;17:11;20:8,9; 22:3,14 IGA (3) 74:9;92:1,3 IGAs (1) 99:12 imagine (1) 93:19 immediately (1) 93:6 impact (9) 13:25;15:4,11;16:22; 17:9,17,24;35:1,12 impacts (2) 17:14;54:8 imperative (1) 94:2 impetus (1) 98:17 implement (1) 77:5 implementing (1) 79:18 implication (1) 99:8 important (3) 17:3;77:2;98:8</p>			

<p>J</p>	<p>76:12;79:11;99:21; 102:22;113:3</p>	<p>left (4) 86:19,20;87:7,14</p>	<p>34:16</p>	<p>loud (1) 45:16</p>
<p>JACKSON (15) 6:21;74:4,5,11; 80:16;84:3,6,10,14; 99:10,16,25;100:10,14, 23</p>	<p>knew (2) 28:8;35:4</p>	<p>left-turn (3) 86:13,25;87:13</p>	<p>lives (2) 52:18;92:23</p>	<p>love (2) 95:9;107:21</p>
<p>January (2) 79:25;93:20</p>	<p>knowing (1) 45:25</p>	<p>legislation (2) 42:23,25</p>	<p>locate (1) 25:13</p>	<p>loved (4) 31:5,12;32:1;60:3</p>
<p>Jeff (3) 29:23;30:1,11</p>	<p>knows (1) 30:18</p>	<p>length (1) 87:2</p>	<p>located (14) 12:20;14:6;16:25; 18:15;19:1,3;28:5; 58:5;59:22;66:14,18; 68:20,22;78:12</p>	<p>low (8) 9:3;16:9;42:18; 48:24;58:25;69:7,14, 22</p>
<p>Jimmy (8) 63:3;81:25;82:1,14; 83:10;88:10;93:10; 98:20</p>	<p>Korber (2) 43:5,17</p>	<p>length- (1) 104:11</p>	<p>location (8) 18:14,17;19:14; 25:12;28:13;39:13; 68:23;90:22</p>	<p>Lowe (1) 80:19</p>
<p>job (2) 66:1;114:22</p>	<p>L</p>	<p>lengthened (1) 104:9</p>	<p>longer (1) 101:17</p>	<p>lower (2) 14:8;52:4</p>
<p>John (1) 59:4</p>	<p>lack (1) 114:1</p>	<p>less (3) 18:14;85:24,24</p>	<p>longest (1) 54:15</p>	<p>long (3) 55:4;102:6;111:20</p>
<p>Johns (11) 74:9,13;101:11,19; 102:3,11,14;105:11; 107:19,23;112:9</p>	<p>ladies (1) 27:21</p>	<p>letter (4) 25:15;39:12;54:4,15</p>	<p>longer (1) 101:17</p>	<p>longer (1) 101:17</p>
<p>joins (1) 101:22</p>	<p>land (3) 51:9,12;78:14</p>	<p>level (5) 47:15,16;49:21; 58:24;64:17</p>	<p>long-term (7) 16:15,18,21;17:17, 23;44:3;103:25</p>	<p>long (3) 55:4;102:6;111:20</p>
<p>joint (7) 81:16,20;98:21;99:3; 100:11,14,16</p>	<p>landscape (3) 14:14;78:11;115:4</p>	<p>levels (4) 16:7;42:18;49:14; 69:6</p>	<p>look (23) 36:5,7;40:12,13; 41:5;44:8;46:7;47:11; 50:12;52:5;58:15; 75:15;76:12,23;79:10; 89:14;103:15;104:13; 108:13;110:6;111:10; 114:4,23</p>	<p>longer (1) 101:17</p>
<p>Judge (1) 12:2</p>	<p>landscaping (1) 76:19</p>	<p>library (4) 45:7,14,16,18</p>	<p>look-and-feel (1) 111:15</p>	<p>longest (1) 54:15</p>
<p>Judy (2) 90:18;91:6</p>	<p>land-use (4) 36:23;40:16,18,23</p>	<p>licensing (1) 23:7</p>	<p>looked (9) 14:3;16:22;18:20; 38:3,4;42:7;45:1; 47:22;58:17</p>	<p>longest (1) 54:15</p>
<p>Julian (2) 109:15;114:22</p>	<p>lane (4) 96:4,5,16,20</p>	<p>life (1) 31:14</p>	<p>looking (7) 30:14;44:13;51:6; 61:7;78:23;91:1; 102:22</p>	<p>longest (1) 54:15</p>
<p>July (1) 79:25</p>	<p>lanes (7) 82:6;95:3;96:2,14; 104:7,10;107:22</p>	<p>light (2) 8:15;69:8</p>	<p>looks (4) 44:7;52:3;101:18; 104:6</p>	<p>longest (1) 54:15</p>
<p>jump (3) 49:23;79:6;113:22</p>	<p>large (1) 88:23</p>	<p>lighting (1) 76:19</p>	<p>lose (1) 19:4</p>	<p>longest (1) 54:15</p>
<p>jungle (1) 113:4</p>	<p>larger (1) 104:16</p>	<p>likely (4) 93:6,11;96:6,8</p>	<p>loses (1) 31:5</p>	<p>longest (1) 54:15</p>
<p>jurisdiction (1) 76:21</p>	<p>last (14) 11:7;29:10;33:21; 37:13;57:15;58:6; 59:19;60:5;82:24;84:5; 98:20;99:25;108:18,21</p>	<p>Lilburn (1) 17:2</p>	<p>losing (1) 86:16</p>	<p>longest (1) 54:15</p>
<p>justice (2) 86:4;87:13</p>	<p>later (4) 13:16;70:5;76:1; 82:23</p>	<p>limit (3) 29:3,55;22;62:16</p>	<p>lot (20) 15:20,21;28:23,24; 30:13;31:1,9;33:14; 45:18;46:12;78:14; 83:2;90:5;97:17;98:10; 101:16;102:12;105:21; 112:3,4</p>	<p>longest (1) 54:15</p>
<p>justify (1) 59:1</p>	<p>Laughing (12) 8:22,24;9:2,4,14; 12:4;34:10;64:11; 92:13;106:12,21; 107:23</p>	<p>limited (3) 19:13,17,20</p>	<p>lots (2) 50:14;114:1</p>	<p>longest (1) 54:15</p>
<p>keep (6) 3:25;10:16;14:15; 49:3;89:13;112:23</p>	<p>Laura (1) 54:5</p>	<p>limits (3) 101:18,19,22</p>	<p>Lou (1) 33:17</p>	<p>longest (1) 54:15</p>
<p>keeping (2) 5:1;109:22</p>	<p>law (3) 26:24;56:11,13</p>	<p>line (7) 39:4;63:7,8;76:25; 96:22;97:10,11</p>	<p>live (3) 32:23;33:17;34:16</p>	<p>longest (1) 54:15</p>
<p>Keller (1) 34:18</p>	<p>Lawrenceville (2) 17:1;44:9</p>	<p>list (3) 43:13;50:20;70:4</p>	<p>liveable (1) 104:13</p>	<p>longest (1) 54:15</p>
<p>key (3) 18:8;76:17;87:16</p>	<p>LCI (12) 11:4,7;79:2,15,20; 101:16;103:2,5,7,11, 22;104:1</p>	<p>listen (1) 36:22</p>	<p>lived (1) 104:13</p>	<p>longest (1) 54:15</p>
<p>Kim (1) 44:17</p>	<p>lead (1) 4:10</p>	<p>literally (3) 39:3;46:5;114:1</p>	<p>live (3) 32:23;33:17;34:16</p>	<p>longest (1) 54:15</p>
<p>kind (8) 7:21;33:12;62:23;</p>	<p>learned (1) 15:7</p>	<p>litigation (1) 116:2</p>	<p>liveable (1) 104:13</p>	<p>longest (1) 54:15</p>
	<p>least (2) 16:24;40:22</p>	<p>little (14) 3:18,22;7:1;20:25; 23:14,14;44:17;83:1; 87:5,9;89:18;90:22; 99:8;113:16</p>	<p>live (3) 32:23;33:17;34:16</p>	<p>longest (1) 54:15</p>
		<p>list (3) 43:13;50:20;70:4</p>	<p>live (3) 32:23;33:17;34:16</p>	<p>longest (1) 54:15</p>
		<p>listen (1) 36:22</p>	<p>liveable (1) 104:13</p>	<p>longest (1) 54:15</p>
		<p>literally (3) 39:3;46:5;114:1</p>	<p>live (3) 32:23;33:17;34:16</p>	<p>longest (1) 54:15</p>
		<p>litigation (1) 116:2</p>	<p>live (3) 32:23;33:17;34:16</p>	<p>longest (1) 54:15</p>
			<p>liveable (1) 104:13</p>	<p>longest (1) 54:15</p>
			<p>lived (1) 104:13</p>	<p>longest (1) 54:15</p>
				<p>longest (1) 54:15</p>

Manager (15) 6:20,21;74:5,11; 84:3,6,10,14;99:10,16, 25;100:10,14,23; 102:10	21,23;116:1,5,9,11,14, 17,19,22,24;117:3,5,8, 10,12,15	15,23;107:1,3,7;108:1, 6,9,12,25;109:19; 110:22;111:13,19,22; 112:1,6;113:9,12,16, 19;114:9,19;115:3,5,7, 9,11,14,16,21,23; 116:1,5,9,11,14,17,19, 22,24;117:3,5,8,10,12, 15	52:6,6 methodology (1) 39:8 metro (2) 10:4;111:7 mic (65) 3:17,21;6:22;7:25; 8:3,4,12;9:18;22:20, 23;24:7;30:10;32:21, 22;34:4;35:19;36:8; 52:24;53:14,15;55:8; 57:21;69:11,19;74:20; 84:3,7,10,15,21;87:20, 25;88:5,13;89:3,8,16; 90:7,8;91:1,21;92:16; 93:15;94:7,11,21;97:1; 98:2,6,13;100:19; 101:13;106:10;107:10, 22,25;108:4,7,23; 109:6,17;110:20; 111:18;114:25;116:3	missing (1) 4:8 mitigated (1) 14:14 mix (1) 13:8 mixed-used (1) 79:17 modern (1) 44:21 modification (1) 67:14 modifications (1) 67:10 modify (3) 13:2;21:15;115:17 moment (2) 45:23;114:21 momentarily (1) 29:20 Monday (1) 11:2 money (4) 46:12;99:22;102:11, 11 monitored (1) 16:16 month (5) 10:19;81:10;89:10; 99:13;108:13 months (2) 35:3,5 month's (2) 92:1;101:7 more (31) 8:10;18:24;19:18; 29:3;40:4;41:8;44:20; 46:20;47:12;50:9;55:2; 57:7;68:4,5;90:3,4; 92:10;93:7;96:6,8; 97:17;98:6,8,10,18; 100:2;101:16;104:11; 105:21;109:25;112:4 most (7) 17:3,6;18:8;29:11; 44:10;47:18;69:23 motion (24) 5:6,7,23;6:11;70:23; 71:9,14,14,15,20,21,25, 25;72:3,6;73:7,9; 74:23;77:17,19; 115:23,25;116:24; 117:8 Move (6) 63:2,13;66:19;73:2; 79:21;81:2 moved (9) 5:9;6:13;10:21; 38:16;70:25;74:25; 117:1,2,9 movement (1) 87:17 movements (1)
manages (1) 102:11	material (1) 48:6	mean (13) 21:11;26:3;48:13; 54:18;59:2;62:11; 68:23;86:1;101:23; 105:6;114:18,20,21	microphone (3) 11:25;12:2;53:11 middle (4) 28:6;38:20,25;87:4 might (7) 35:9;52:4;61:22; 79:5;87:12;98:8,14 Mike (4) 43:5,11,17;67:4 mile (1) 17:20 milligram (1) 54:13 milling (1) 93:3 million (11) 82:10;83:6,7;84:1,7, 13;85:7;88:20;99:4; 100:5,24 mind (4) 14:15;44:7;67:7; 69:4 minds (1) 65:23 mine (1) 33:18 minimis (1) 58:24 minister (3) 30:25;31:4,8 ministers (2) 31:1,2 minute (1) 94:4 minutes (16) 4:17,24,24,25;5:8; 6:11;23:19,22;24:5,7, 16,17,18,19;57:15;64:2 MISCELLANEOUS (1) 57:20 misinformation (1) 28:23	
man-hours (1) 50:6	materials (1) 38:7	means (5) 39:3,20;41:4;58:24; 94:16 media (2) 6:6;88:17 medians (1) 110:12 meet (2) 43:23;59:4 meeting (12) 3:11;6:20;10:23; 11:5,6;19:6;24:1; 61:16,18;65:22;101:7; 108:21 meetings (3) 23:19;75:21;89:11 meets (1) 36:20 MEMBER (16) 3:12;4:4;32:16; 33:17;55:8;57:2;76:6, 15;77:19;83:22,25; 84:19,23;87:22;88:2,6 MEMBERS (26) 3:14,20;6:3,18,12;7; 24:9;32:11;59:16; 65:25;67:1;70:19;71:5, 8;73:14,17;75:5;77:16, 24;78:2;81:1;115:22; 116:10,13;117:4,7,14 Memorial (1) 13:10 mention (2) 34:6;53:8 mentioned (1) 67:10 mercury (15) 16:6,8;40:22;41:20; 42:11;43:3;47:9,10,18; 50:24;51:1;54:10;56:2; 64:14;69:6 mercuryper (1) 16:11 met (5) 27:14;36:25;37:2; 65:23;66:3 meter (1) 54:10 meters (2)	Matf- (1) 68:3 matter (12) 5:18;7:5;25:1;30:14; 37:19;42:25;44:5; 46:21;66:15;93:3; 116:2,2 Matthews (6) 29:13,18;56:3;57:14, 18;68:4 maximum (1) 49:12 may (20) 4:14;14:16;15:12; 16:5,10,19;19:1;23:25; 35:2,13;39:6;48:9; 57:24;61:2;70:4;71:13; 86:4,23;93:11;100:8 maybe (3) 68:3,3;101:1 MAYOR (249) 3:3,18,21;4:5,14; 5:10,12,16,20,22;6:1,4, 14,16,19,23;7:12,14; 8:20,25;9:4;10:12; 11:13,23;12:4,9,11; 20:20,22;23:9,12;24:8, 10,12,18,23;32:7,12, 17,20;33:25;34:5,11, 14;35:15;41:24;52:21; 55:11;56:18,21;57:4; 59:14,17;60:10,12,18; 61:10;63:18,22,25; 64:2,5,8,13,21;65:1,3, 12,18;66:20,22;67:2,6, 8;69:2,16;70:15,17,20; 71:1,3,6,9,11,17,20; 72:1,15,18,21,24;73:3, 6,10,13,15,18,22;74:4, 10,15,18,21;75:1,3,6, 12;76:2,7,9;77:1,14, 17,20,22,25;78:3,17; 80:1,14,16,24;81:2,5; 83:20,24;84:2,9,12,25; 85:3,9;87:11,21;88:8, 14;89:9,18;90:9,12; 91:2,5,8,12,18,23;92:7, 10;94:5,8,13,22;98:11; 99:5,18;101:21,24; 102:1,5,25;103:4,9,12, 17,20;104:4,15;105:1, 4,14,17,20,23;106:2,5, 12,15,23;107:1,3,7; 108:1,6,9,12,25; 109:19;110:22;111:8, 13,19,22;112:1,6; 113:9,12,16,19;114:9, 19;115:5,7,9,11,14,16,	

87:13 moves (1) 87:4 moving (1) 7:16 mow (2) 111:1;112:4 Mrs (3) 20:20;23:10;24:23 much (15) 9:7;10:8,11;27:19; 30:1;33:10,24;50:15; 78:18;79:12;81:7;92:9; 93:7;108:15;112:13 multi-modal (1) 79:17 multiple (11) 8:17;50:22;53:15; 65:10;91:21;93:16; 97:23;107:25;108:2,4, 24 must (1) 21:2 mutual (1) 75:15 myself (1) 58:3 myths (1) 46:3	33:12;65:3;93:15; 94:15;104:10;107:4; 109:9;110:24 needed (2) 72:13;104:7 needs (6) 30:20;31:7;39:10; 50:9;103:22;111:21 negotiating (1) 97:1 neighbor (2) 14:23;34:21 neighborhood (4) 25:23;29:3;41:14; 55:15 neighborhoods (2) 51:9,12 neighbors (7) 14:22;15:1,9;36:14; 55:7,23;105:2 net-negative (1) 17:24 net-no-effect (1) 37:16 new (12) 7:19;9:16;75:7,15; 77:18;78:5;82:24;83:1; 93:3;95:20;96:23;98:7 news (4) 6:6;82:17;92:24; 103:10 next (21) 10:19;11:2,4;13:11; 21:3;40:25;41:21;42:1; 49:4;54:19;72:25;73:2, 24;79:4,25;80:8;81:10; 92:1;94:11;99:13; 101:7 nice (2) 90:22;112:12 nicer (1) 114:5 Niels (6) 46:3,7,20,22,25;56:1 Niels' (1) 53:23 NIMBY-type (1) 38:2 nine (2) 27:15;61:17 Ninety-six (2) 60:21,22 noise (4) 60:11;98:3;106:11; 116:4 none (7) 32:12;35:4;70:11; 73:15;77:25;82:25; 116:11 nor (1) 53:17 Norcross (7) 82:15;83:14,23;84:6,	15,20;85:7 normally (1) 6:25 needed (5) 13:9;34:19;39:23; 43:9;102:3 northern (1) 112:13 northwest (1) 12:20 notable (1) 18:8 note (7) 12:6;17:3;43:1; 52:25;54:23;61:2; 106:19 noted (1) 49:11 notes (2) 18:16;106:22 notice (1) 27:6 noticed (2) 90:19;108:17 notify (7) 26:18,18,19;27:8,9, 10,11 November (7) 9:20,25;10:21;11:4; 78:16;81:12;108:22 nowhere (1) 45:10 nuclear (1) 48:22 nuisance (1) 58:9 number (10) 20:24;31:16;47:11; 49:5;52:8;73:7,21,25; 74:24;77:18 number-one (1) 30:22 numbers (1) 89:14	61:12;66:2;113:11 occupied (1) 12:23 occupy (1) 19:18 occurred (1) 54:21 occurring (1) 54:9 o'clock (2) 4:23;11:5 October (6) 10:23;11:2;25:16; 46:7;54:4;65:6 off (62) 6:22;9:18;22:19,23; 24:7;30:10;32:21;34:4; 35:18;36:8;52:23; 53:15;55:8;57:12,21; 69:11;74:6,19;83:20; 84:3,7,10,15,21;86:19; 87:20,25;88:5,13;89:3, 8,16;90:7,8,25;91:21; 92:16;93:15;94:7,11, 20;95:18;96:5;97:1; 98:1,6,13;100:19; 101:13;106:10;107:10, 22,25;108:4,7,23; 109:6,17;110:20; 111:18;114:25;116:3 offer (1) 35:11 offered (4) 18:21;27:16;33:6; 80:9 office (5) 13:9;34:19;40:18; 47:13;49:15 officer (1) 3:24 off-mic (8) 3:12;8:12,17;72:19; 85:2;116:18,21,23 off-ramps (1) 88:25 off-site (1) 19:22 off-the- (1) 72:19 off-the-record (1) 116:15 often (4) 109:25;111:1;112:5; 115:6 Oglethorpe (1) 78:9 Old (4) 11:16;12:22;73:8; 74:1 oldest (1) 111:6 olive (3) 55:16,17,18	onboard (2) 93:24;97:12 once (4) 21:3;22:15;54:18; 91:9 one (65) 4:8,8,22;13:21;15:9; 16:6;17:1,2,20;19:17; 29:10,14;31:3,6,8,8,12, 16;32:1;33:20,21;34:5; 35:7,20;42:9,22;44:10, 12;48:9,14,18;49:25; 50:17;54:11,13,13,21; 56:23;57:9,10;63:6; 70:3;71:22;73:8,21; 77:18;80:8;83:11;84:5, 23;85:1,22;87:4,5; 89:25;90:2;92:11,25; 93:11;99:10;108:16; 110:22;112:7;116:19, 20 one- (1) 102:3 one-hour (3) 49:12;54:10,17 one-hundred-millionth (1) 54:14 one-legged (1) 86:10 one-millionth (1) 54:12 ones (2) 49:17;60:3 one-story (1) 12:24 online (1) 98:10 only (12) 19:21;25:9;28:2,6; 33:17;59:23;61:4;63:4; 70:9;96:12;98:2; 100:21 on-site (1) 19:21 onto (1) 96:15 Oops (1) 102:18 opacity (1) 45:1 open (3) 4:1;29:2;32:13 opening (1) 17:23 operated (2) 20:10;21:3 operating (8) 27:4;52:7;58:7,8,9; 59:9,10;62:16 operation (4) 20:6;27:1;29:4; 57:24 operational (1)
N				
NACA (1) 70:8 name (6) 32:21,22;34:15; 35:23;42:13;57:17 named (1) 91:11 names (1) 35:17 nanogram (1) 54:11 nanograms (1) 54:10 nation (1) 43:16 national (1) 42:14 nature (1) 59:24 near (14) 16:25;18:10,13,15, 17;19:1,3,4;45:10; 48:22;51:7;63:6,10; 110:13 nearby (7) 16:7;18:19;25:17,23; 37:24;38:14;49:16 necessarily (2) 14:14;16:21 need (12) 3:16;5:6;21:7,12;	10:19;11:2,4;13:11; 21:3;40:25;41:21;42:1; 49:4;54:19;72:25;73:2, 24;79:4,25;80:8;81:10; 92:1;94:11;99:13; 101:7 nice (2) 90:22;112:12 nicer (1) 114:5 Niels (6) 46:3,7,20,22,25;56:1 Niels' (1) 53:23 NIMBY-type (1) 38:2 nine (2) 27:15;61:17 Ninety-six (2) 60:21,22 noise (4) 60:11;98:3;106:11; 116:4 none (7) 32:12;35:4;70:11; 73:15;77:25;82:25; 116:11 nor (1) 53:17 Norcross (7) 82:15;83:14,23;84:6,			
		O		
		obey (1) 56:13 object (1) 35:10 objection (1) 31:8 objections (1) 35:13 objective (3) 34:22;35:11;64:21 observations (1) 18:22 observed (1) 20:2 Obviously (6) 4:15;8:5;51:22;		

101:15 operations (5) 9:19;15:25;16:2,5; 23:6 opportunity (1) 75:15 opposed (2) 34:24;71:6 opposite (1) 69:25 opposition (9) 20:15,16;27:14; 34:12;35:17;38:2; 40:21;41:15;69:4 OPTECH (3) 74:3,7;81:12 order (3) 3:11;62:14;78:11 Ordinance (5) 11:16,17;40:7;78:6,7 OSHA (1) 47:12 others (3) 70:13;90:4;115:17 otherwise (1) 7:10 ourselves (1) 83:23 out (40) 3:23;7:1;15:18; 28:24;31:3;34:5;38:3; 20:43;9:44;8:45;11; 46:14,16;47:20;49:24; 50:4;52:5;55:16,17,18; 62:1;63:7,8;67:22; 72:22;79:22;80:18; 85:4;87:4,6;88:16,23; 101:10;107:12,15; 109:4;110:1;113:10; 114:4;116:24 outlined (1) 13:20 outlines (1) 75:19 outside (4) 36:19;68:21,24;87:2 over (23) 3:25;7:2;9:24;17:19; 18:19;19:10;30:1;33:5; 41:21;46:4,20;48:1; 53:2,3;56:3;58:3; 62:16,23;85:21;87:1,7; 110:11;111:4 overhead (1) 88:11 overlying (1) 93:3 overview (1) 76:16 own (5) 76:21,22;80:5,7; 112:18 owner (1)	30:6 P pack (1) 54:24 package (1) 54:3 packet (2) 75:19;79:7 parcel (2) 11:20;12:15 pardon (3) 57:1,2;58:16 Park (2) 13:10;43:9 parking (1) 45:18 Parkway (2) 81:24;82:4 parlance (1) 41:5 part (23) 7:6,9;8:4;9:10;23:7; 22:40;24:56;1;58:12; 66:2;76:23;77:6;78:24; 95:1,6,23,24;99:24; 101:4,7;102:3;103:5; 112:2 partially (1) 40:22 particular (11) 10:17;13:7,13;14:1, 10,16;15:16,18;41:3,7; 45:11 particularly (1) 102:23 partly (1) 35:25 partners (1) 82:14 partnership (1) 75:14 party (2) 22:9;62:20 pass (1) 45:2 passed (4) 43:1;70:6,7;81:13 past (3) 23:15;33:7;63:22 pay (1) 74:7 payment (1) 74:2 Peachtree (39) 10:5,6;11:2,18,22; 12:21,22;13:10;27:22; 28:7;34:16,17;35:24; 36:23;39:15,20,21,23; 40:19,24;44:11;60:3; 74:3;77:1;78:8;81:24, 24;82:4,4;84:24;87:23;	101:20;102:12;106:10; 108:17;111:14;114:13, 13,14 pedestrian/transit (1) 104:12 pedestrians (1) 104:2 pending (1) 79:8 people (20) 27:15;31:9,11;34:1, 23;35:3,4;38:2,16; 39:20;44:22;49:22; 52:12;60:2;92:19; 97:11,17;98:6;109:1,3 people's (1) 35:2 per (1) 54:10 perceived (1) 15:11 percent (4) 45:1;50:19;58:5; 82:18 percentage (1) 91:15 perfect (1) 94:8 performing (1) 103:19 perhaps (1) 79:5 period (3) 17:19;21:5;62:5 periodically (1) 23:2 periphery (1) 40:19 Permit (18) 11:20;12:15;26:2,7; 36:2,16;37:7,7;40:6; 41:3,9;44:23,25;55:5; 56:4,5,8,10 permitted (5) 19:16;20:4,7;37:2,3 permitted-use (1) 36:20 permitting (2) 56:11;93:4 person (3) 30:7;42:11;113:13 personally (1) 26:21 perspective (6) 9:20;51:8,11;90:1; 93:14;106:18 petition (1) 20:15 petri (1) 51:22 ph (35) 22:24;24:7,7;29:21, 21;36:3,3;42:13;43:6;	44:17;46:3;49:4,11,13; 52:8;54:5,5,11,12,14, 16,17,24,24,24;70:8; 83:7;88:17,17;103:13, 16;106:22;110:12; 112:15;113:18 phase (4) 86:13,14,16;94:11 Phil (1) 83:21 phone (2) 42:8;46:5 photograph (1) 36:5 PIB (5) 82:8;96:2;109:22; 110:10;114:7 pick (1) 111:2 pickup (1) 109:19 picture (7) 44:16;47:25;67:18, 23;68:9;87:5;90:21 pictures (3) 67:19;68:1;86:4 piece (2) 13:8;87:4 pip (1) 113:18 place (6) 22:4;32:23;36:12; 40:20;49:25;101:15 placed (2) 38:7;47:14 places (2) 105:10;107:17 Plainly (1) 39:13 plan (11) 14:4;40:16,18,23; 53:4;77:9;78:24;79:18, 18;80:3;95:2 planning (12) 10:20;18:22;19:7; 20:11;26:16;37:12,15, 17,19;80:11;92:5; 106:17 plant (1) 98:9 plants (1) 58:16 play (1) 27:6 pleas (1) 36:22 Pleasant (1) 85:15 please (7) 42:16;43:1;46:10; 55:11;69:13,23;86:11 Pledge (2) 4:11,13	PM (7) 3:2;29:5;72:23,23; 116:16,16;117:17 point (25) 5:15;18:12;22:25; 26:5,10;34:5;44:18,21; 47:9,20;48:4,14;49:21; 51:17;58:16;63:22; 80:18;82:7;83:7;85:23; 88:3;92:22;95:24; 106:6;114:17 points (1) 109:8 Policies (1) 14:7 Policy (1) 43:7 pollution (1) 51:20 Pond (2) 75:8,17 population (2) 48:22;51:15 portion (2) 101:13;102:16 pose (1) 16:9 position (1) 48:17 possible (4) 19:1;25:13,19;104:3 possibly (2) 46:22;47:25 pot (1) 100:16 potential (2) 15:4;17:9 potentially (2) 64:18;69:9 potholes (1) 110:15 pounds (1) 16:10 power (2) 54:24;109:10 precedent (1) 37:9 precise (1) 68:4 predominately (1) 14:9 preempted (1) 27:2 prefer (1) 28:25 preferred-office-character (1) 14:6 prepare (1) 15:4 prepared (3) 17:8;25:22;33:4 PRERECORDED (1) 45:22
--	--	--	---	---

presence (1) 6:7	88:12	11:18;78:8	15,20;114:4;115:18,20	17:3,6;69:23
present (2) 12:7;52:12	projects (22) 81:17,20,21;82:3,13; 89:12,22;90:5;91:4,10, 11;98:22;99:2,3,13,23; 100:7,15,17,24;103:25; 104:19	put (15) 36:5;43:5,17;44:19; 55:2,20,21;62:4,14,15; 63:2;70:8;75:17;84:6; 85:4	rate (2) 19:2;50:15	recently (1) 111:3
presentable (1) 110:2	promised (1) 108:21	putting (3) 61:19;84:12;95:20	rather (1) 106:23	recites (1) 4:13
presentation (3) 30:1;103:14;108:12	properties (10) 17:11;18:11,13; 37:24;38:14,23;39:1; 41:14;49:16,17	Q	rational (1) 55:6	recognize (1) 33:16
Presentations (1) 7:17	property (31) 10:25,25;12:17,20, 23;13:8,25;14:5;15:5, 12;17:18,20,20;18:10; 20:4;30:6;35:2,8,12; 37:23;38:21;39:15,25; 40:11;41:15,16;61:20; 62:14;66:6,9;78:9	quadrant (1) 87:23	rationale (1) 23:23	recommend (2) 19:9;106:24
presented (1) 26:12	proposal (2) 75:9,18	qualified (1) 21:25	re- (1) 33:5	recommendation (2) 37:17;103:14
presenting (1) 10:24	proposed (12) 5:18;13:24;26:16; 29:8,9;36:12;37:23; 38:23;39:3;40:15; 41:12;57:25	quality (7) 16:19;26:4,7,9;56:3, 7;59:4	read (16) 11:16,17;16:4;22:2; 48:21;49:6;50:20;51:4, 7,10,10;74:1;75:8; 76:17;78:6,7	recommendations (5) 20:12;76:13;77:4; 79:18;106:17
Press (1) 8:15	protect (4) 14:8;52:14,17;55:4	quick (3) 7:22;30:23;48:18	reading (1) 78:16	recommended (2) 37:13,15
pressed (1) 47:3	Protection (3) 26:1,6;43:2	quickly (3) 52:13;83:12;93:7	ready (6) 11:14;24:12;78:20; 79:7;81:14;94:19	record (11) 5:4;12:6;20:17; 23:22;29:14,20;38:8; 57:12;71:19;72:13,20
presume (1) 28:7	protocol (3) 21:9;22:4;23:1	quite (1) 102:6	real (14) 3:9;16:22;17:10,24; 18:1,3,6;30:11;39:8,9; 44:13;50:8;83:11; 116:1	red (3) 64:9,12;90:4
pretty (3) 33:10;74:18;103:11	proud (1) 9:12	quorum (1) 116:22	reality (2) 58:10,21	reduce (1) 55:2
previous (2) 14:25;15:7	provide (2) 14:22;68:14	quote (3) 16:3;48:18;51:4	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	reduced (1) 89:1
previously (4) 14:18;37:14;81:22; 85:6	provided (4) 18:24;19:22;61:2; 68:14	R	refer (1) 54:15	reference (10) 45:8;47:14,16;48:6, 10;49:14,21;52:8; 64:17;88:3
priority (1) 98:18	proximity (1) 89:5	R-100 (1) 78:9	reference (10) 45:8;47:14,16;48:6, 10;49:14,21;52:8; 64:17;88:3	referenced (1) 49:5
privilege (2) 7:16,18	public (31) 4:16;5:4,18;6:24,25; 7:6,7,18;9:20;10:3; 11:8;12:14;14:20; 15:23;19:8;28:22; 32:13;51:7,11;60:1; 67:2;70:21;74:2;75:20; 77:7,7;78:15;81:11,16; 89:11;101:5	R-60 (1) 78:10	referenced (1) 49:5	references (2) 42:9;48:11
probably (6) 30:25;41:17;58:3,4; 59:9;109:14	published (2) 15:24;42:14	raining (1) 112:3	refer (1) 54:15	reference (10) 45:8;47:14,16;48:6, 10;49:14,21;52:8; 64:17;88:3
problem (9) 26:17,19;27:9,11; 28:18;34:8;58:8;96:22; 105:10	pull (1) 88:16	raise (13) 5:12;6:1,16;71:3,6, 21,23;73:16;75:3;78:1; 116:12;117:5,12	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	referred (2) 42:10;99:8
procedure (2) 36:17;56:12	purchase (1) 88:22	Ramsey (130) 7:19,23;8:1,10,14,16, 19;9:3,6,15,19;81:6,7; 83:13,16,18;84:17,25; 85:5,17;86:3,7,9;87:12, 24;88:9,16;89:5,10,23; 90:2,11,25;91:3,6,9,13, 20,24;92:24;93:2,10, 14,19,22;94:6,10,15, 23;95:4,6,9,13,17,20, 23;96:3,6,8,11,15,21, 25;97:4,7,9,17,22,25; 98:5,9,12,16,19;99:7; 101:4,23,25;102:2,6, 21;103:3,5,10,13,18, 21;104:5,9,16,20,24; 105:3,12,15,18,21,25; 106:13,16,25;107:2,4, 11,13,20,23;108:3,8, 10,14,20;109:5,8,13, 24;110:8;111:12,16,20, 23;112:2;113:5,8,10,	referred (1) 49:5	referring (1) 48:20
proceeding (1) 12:10	purposes (1) 68:19	R-100 (1) 78:9	reality (2) 58:10,21	reference (10) 45:8;47:14,16;48:6, 10;49:14,21;52:8; 64:17;88:3
Proceedings (1) 117:17	pursuant (2)	R-60 (1) 78:10	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	referenced (1) 49:5
process (5) 92:5;93:23;104:18; 107:14,18		raining (1) 112:3	reality (2) 58:10,21	references (2) 42:9;48:11
produce (1) 103:24		raise (13) 5:12;6:1,16;71:3,6, 21,23;73:16;75:3;78:1; 116:12;117:5,12	reality (2) 58:10,21	referred (2) 42:10;99:8
program (3) 10:3;75:17;79:19		Ramsey (130) 7:19,23;8:1,10,14,16, 19;9:3,6,15,19;81:6,7; 83:13,16,18;84:17,25; 85:5,17;86:3,7,9;87:12, 24;88:9,16;89:5,10,23; 90:2,11,25;91:3,6,9,13, 20,24;92:24;93:2,10, 14,19,22;94:6,10,15, 23;95:4,6,9,13,17,20, 23;96:3,6,8,11,15,21, 25;97:4,7,9,17,22,25; 98:5,9,12,16,19;99:7; 101:4,23,25;102:2,6, 21;103:3,5,10,13,18, 21;104:5,9,16,20,24; 105:3,12,15,18,21,25; 106:13,16,25;107:2,4, 11,13,20,23;108:3,8, 10,14,20;109:5,8,13, 24;110:8;111:12,16,20, 23;112:2;113:5,8,10,	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	referring (1) 48:20
progress (3) 45:10;46:16;65:16		R-100 (1) 78:9	reality (2) 58:10,21	regard (11) 14:3;36:24;37:10,17; 39:5,11,17;40:5,21,23; 56:25
prohibit (1) 39:19		R-60 (1) 78:10	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	Regarding (8) 15:19;20:19;36:1; 42:25;44:5;46:21; 57:24;61:3
project (16) 79:14;81:19;82:5,10, 20;85:20;86:5;92:22; 95:1;96:1;98:20,24; 102:8,10;103:21;105:7		raining (1) 112:3	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	Regardless (1) 50:2
projected (1) 54:8		raise (13) 5:12;6:1,16;71:3,6, 21,23;73:16;75:3;78:1; 116:12;117:5,12	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	regards (2) 41:11;112:8
projection (1)		Ramsey (130) 7:19,23;8:1,10,14,16, 19;9:3,6,15,19;81:6,7; 83:13,16,18;84:17,25; 85:5,17;86:3,7,9;87:12, 24;88:9,16;89:5,10,23; 90:2,11,25;91:3,6,9,13, 20,24;92:24;93:2,10, 14,19,22;94:6,10,15, 23;95:4,6,9,13,17,20, 23;96:3,6,8,11,15,21, 25;97:4,7,9,17,22,25; 98:5,9,12,16,19;99:7; 101:4,23,25;102:2,6, 21;103:3,5,10,13,18, 21;104:5,9,16,20,24; 105:3,12,15,18,21,25; 106:13,16,25;107:2,4, 11,13,20,23;108:3,8, 10,14,20;109:5,8,13, 24;110:8;111:12,16,20, 23;112:2;113:5,8,10,	really (20) 27:18;33:23;39:10; 45:19,20;52:13,17; 54:1;57:23;58:20; 59:11;65:21;68:23; 73:4;85:12;88:11;93:9; 94:1;110:25;112:12	regularly (1) 10:20

regulation (4) 27:1;50:9;51:2;59:1	56:9,15	95:15	River (3) 32:23;107:24;112:24	46:15;67:25
regulations (7) 20:1;26:4,9;33:7,10; 44:23,25	required (4) 20:1;21:4;22:16; 26:7	result (4) 13:5;18:14;49:23; 50:6	Riverview (3) 112:11,14,17	saying (1) 85:21
regulatory (2) 16:14;47:23	requirement (1) 58:19	resulting (1) 64:18	Road (9) 12:22;45:14;75:9; 82:1,9;83:9;89:6; 105:5;110:15	scenario (1) 92:22
reimbursed (1) 75:25	requirements (1) 23:6	results (3) 50:3;103:7,15	rolling (1) 75:24	schedule (3) 89:21;91:16;115:4
reinvent (1) 115:11	requires (5) 26:13;27:9;56:7,10; 95:17	retort (12) 19:17;20:10;21:2; 29:7,9;36:13;38:23; 39:3;40:15;44:18,20; 54:19	Ron (6) 29:17;57:13,17;68:6, 8,22	scheduled (1) 10:20
REL (2) 54:10,17	research (11) 38:1;41:20;42:25; 43:7,8;44:5;46:6,21; 61:14;65:5;69:24	retorts (1) 29:12	roof (1) 68:23	science (1) 46:8
relatable (1) 44:10	reserve (2) 30:9;63:14	Review (3) 17:9,19;18:4	rough (1) 91:16	scientific (1) 65:6
related (1) 51:23	residences (2) 51:7;53:18	reviews (1) 18:10	roundabout (1) 86:1	scientist (1) 54:6
relation (1) 39:2	resident (1) 36:4	rezone (1) 78:9	Route (2) 81:18,23	scope (3) 79:14;101:17;102:17
relatively (1) 48:24	residential (18) 13:8,15;14:9;15:5, 12;16:25;17:10,14,18, 24;25:13;38:15;41:11; 51:9,12;61:6;65:14; 78:12	RFP (5) 78:21;79:6,7,11; 80:20	row (1) 94:18	screen (2) 12:16;36:6
released (2) 16:1,13	residents (3) 16:7;38:1;52:15	right (110) 3:23;4:2;5:12;6:1,2, 4,5,16,19;7:14;10:13; 11:14,23;12:9,12;22:1; 23:9;24:10;25:6;30:20; 32:12,17,20;33:25; 34:14;35:16;45:7; 51:17;52:11;59:17,18, 22;62:4,7;65:12;66:22; 67:6;70:7,20,22;71:3,4, 6;72:15,18;73:3,16,18, 24;74:10;75:3,6;76:2, 21;77:22;78:1,3,17; 80:10,18,21,22;81:5,6; 83:15;85:16;88:2,2,3, 6;91:12;93:1;96:5,21, 24;97:16,20,22;98:9; 99:17,18;101:24; 103:3,9;104:15; 105:14;106:15;107:13; 108:1,6;109:12,25; 110:7,22;111:22; 112:1,11,12,20,22; 113:20;114:6,16; 115:13,23;116:5,12,14; 117:5,12	ruined (1) 40:23	screening (1) 76:20
relevant (1) 68:23	resolution (3) 27:23,23;28:9	right-of- (1) 83:5	rule (1) 31:13	scrubbers (1) 43:3
relied (1) 48:5	resolved (1) 26:20	Right-of-way (4) 85:12,14,25;88:21	rules (4) 4:16;5:7;19:25;26:9	season (1) 9:13
RELs (1) 54:7	resources (1) 50:7	RILEY (18) 5:14,17,21;12:1,5, 10;57:1,5;71:13,18,24; 72:2,5,10,12;73:1,4,19	run (1) 30:5	seasons (1) 91:17
reluctant (1) 62:6	respect (4) 25:24;26:5,11;53:22	risk (4) 16:9;46:19;50:8; 64:20	rundown (1) 7:22	seated (1) 4:14
rely (1) 23:2	Respectfully (1) 35:22	risks (2) 48:24;49:1	RZ2014-001 (1) 78:8	second (37) 5:10,11,23;6:14,15; 11:17;15:11;17:18; 18:25;19:15;37:21; 47:15;57:9,10;65:19; 71:1,2;72:8;73:10,11, 12;75:1,2;77:20,21; 78:6,15;82:13;99:11; 101:4;116:5,6,7,8; 117:3,10,11
remainder (1) 30:9	respond (2) 53:24;79:11		S	second-guess (1) 28:20
remember (1) 99:23	response (30) 6:3,18;7:11,13;24:9; 27:19;32:11;59:16; 67:1;69:7,10;70:19; 71:5,8;72:9;73:14,17; 74:17;75:5;77:16,24; 78:2;81:1;105:3; 115:22;116:10,13; 117:4,7,14		sacrifice (1) 60:6	Secondly (2) 26:11;43:14
rep (1) 57:14	rest (2) 57:6;97:12		Sadd (13) 76:4,6,11,15;77:19; 80:19;83:22,25;84:19, 23;87:22;88:2,6	seconds (7) 59:19;60:6,7;86:15, 17,22,22
report (14) 10:14;13:20,23;15:4; 17:8,11,16;18:5,7,9,24; 19:4;29:5;44:14	Restate (1) 65:20		safe (9) 4:6;42:18;46:9; 49:24;50:5;52:6,9,11; 69:23	secrets (1) 113:16
reports (1) 18:21	restricted (1) 31:18		safety (4) 4:4,5;50:23;52:15	section (7) 6:25;13:17;87:22; 91:4,10;113:23;114:13
report's (1) 17:21	restrictions (1) 50:3		sales (4) 15:6,13;17:19;18:10	sections (4) 113:21,24;114:7,12
represent (4) 31:9;35:24;36:3; 57:18	re-stripe (1)		Salvatore (10) 29:17;57:14,17,18, 22;68:3,6,8,22;69:5	security (1) 33:8
represents (1) 75:14			same (12) 19:2;20:5;26:4,5; 33:13;50:22;61:22; 63:15;79:19;86:20; 87:17;111:16	Seebeck (1) 46:23
reputation (1) 38:10			save (2) 55:11;60:7	seeks (1) 36:12
request (7) 8:3;11:19;12:15; 14:22;17:7;19:9;78:9			saw (2)	seemed (2) 100:1,4
requesting (1) 12:18				seems (1) 48:11
requests (2) 17:4;40:25				
require (5) 26:2;27:3;40:12;				

89:21;92:3,4;115:14 started (5) 3:4;21:5;22:21; 79:25;89:14 starting (3) 47:8;81:12;92:3 starts (1) 24:14 state (33) 14:7;15:23;17:21; 19:25;21:19;22:12; 23:3,6,8;26:12,18,23, 24;27:2,7,9;28:19; 33:7,9;41:6;51:2,19; 59:2,21;60:25;70:7,8; 81:18,23;83:1;90:10; 103:1;105:11 state-certified (1) 22:5 stated (1) 59:3 statement (1) 48:5 statements (1) 57:7 States (3) 25:25;50:22;70:10 Station (2) 34:16;114:14 Stationary (3) 42:21;43:14;70:2 stats (1) 46:6 status (2) 89:11;91:13 stay (6) 4:20,22;30:19;47:23; 71:12;94:17 steel (1) 46:13 Steph (2) 46:23;48:2 Stephanie (13) 42:1,3;43:12;46:2; 64:14,20,24;65:2,4,9, 13;69:11,18 Stephens (1) 43:18 steps (3) 12:1;45:19,20 Stewart (4) 35:21,22,23;36:9 still (5) 26:8;59:4;89:2,6; 98:21 Stonehenge (1) 32:23 Stop (2) 57:1;97:19 stops (2) 107:24;112:14 storage (3) 86:24;87:1,3	straightforward (1) 74:18 street (3) 61:8;76:19;79:22 stretches (1) 87:3 strictly (1) 5:2 striping (1) 93:4 Stripling (4) 15:3;17:7;18:23; 19:3 strong (3) 41:11;94:16;106:16 strongly (1) 49:2 structure (1) 67:11 stuck (1) 4:8 studies (8) 28:24;38:5,5;42:17; 58:11;69:13;70:12; 101:13 study (28) 16:23;39:8,9;42:15, 19,22;46:4,18;49:5,11; 65:5,7;75:9,14,18; 76:16,23;77:6;78:25; 79:5;80:4;81:18;101:6, 12;102:25;103:23; 104:5;106:8 stuff (1) 62:23 subdivision (7) 13:12,15,15;32:24; 53:20,20;78:12 subject (5) 4:15;19:9;26:3,8; 44:23 submit (1) 29:13 submitted (2) 14:18;25:15 sued (5) 43:15;48:9,9;69:9; 70:4 suggest (1) 113:12 suggested (1) 62:3 suitability (1) 13:24 summary (1) 99:1 SUP (2) 28:3,9 SUP2014-004 (1) 11:18 support (5) 20:14;32:15;34:2,12, 13	supporters (1) 29:24 supports (1) 51:16 supposed (1) 36:21 sure (15) 22:17;34:8;38:21; 44:16;62:8;72:13; 76:15;87:21;90:18; 91:25;93:23;104:24; 107:19;110:18;112:6 surface (2) 93:3;95:18 surname (2) 46:22,25 surprised (1) 44:15 surrounding (4) 13:7,25;38:15;41:6 surroundings (1) 18:12 swell (1) 65:8	T	table (1) 64:6 talk (7) 7:5;49:4;78:20;83:3; 97:12,18;98:6 talked (5) 30:25;31:3;48:2; 94:25;99:1 talking (4) 26:14;39:13;93:17; 99:20 talks (4) 16:12;20:24;21:1; 101:11 taller (1) 55:21 tape (2) 69:17;90:4 Teague (4) 35:21,22,23;36:9 Tech (2) 8:21;9:12 technical (2) 29:19;86:11 technologically (1) 29:11 Tennessee (3) 29:4;56:6,7 terms (1) 109:22 Terrace (4) 13:12;36:4,10;78:13 terrible (1) 114:20 terrific (2) 66:1;114:22	test (3) 27:4,10;45:2 tested (1) 69:6 testimony (1) 39:5 testing (2) 58:11,21 tests (1) 16:15 Thanks (4) 46:23,25;52:19; 117:15 therefore (5) 48:12;50:9,24;86:21; 97:11 third (3) 22:9;39:25;83:9 third-party (1) 18:3 thoroughly (1) 25:2 though (4) 9:5;23:19;96:1; 109:25 thought (9) 44:10;63:9;79:5; 83:23,24;84:2,9,12; 85:9 thousand (2) 58:3;110:6 Three (16) 10:17;11:10;27:25; 29:12;81:21;82:3,13; 84:19;96:14;99:2,12, 23;100:13,22;114:10; 116:19 throughout (3) 18:9;58:7;59:10 throw (1) 99:24 tight (1) 95:14 timer (1) 24:22 times (6) 31:25;45:9;49:5; 89:22;110:6,24 today (5) 12:3;29:17;42:4; 58:18;93:25 together (2) 50:8;75:17 told (2) 69:20;105:7 TOM (3) 32:21,22,22 tomorrow (1) 88:17 ton (1) 61:13 tonight (17) 4:15,21;10:10;31:2,	2;32:3,14;33:15;34:21; 36:21;37:10,25;81:13, 18,23;83:3;101:5 took (1) 42:12 tools (1) 109:10 top (6) 25:7;67:21;83:20; 85:11;94:17;95:18 topic (1) 10:10 top-left (1) 87:23 topography (2) 39:2;50:2 total (9) 27:15;60:16;82:10; 83:5;86:5;88:19;98:24; 99:3;100:25 totally (1) 34:22 touch (3) 43:5,17;70:8 toward (1) 45:16 town (3) 11:4,7;79:1 townhomes (6) 49:19;52:10;53:2,2, 10,17 toxic (1) 51:21 track (1) 89:13 traditional (1) 14:14 traffic (10) 4:8;13:25;86:12,16, 20,21,22;98:10;101:14, 15 traffic-demand (1) 104:11 trafficked (1) 115:2 transition (2) 41:6,13 transit-oriented (1) 104:3 transportation (2) 33:8;82:16 transported (1) 33:19 trash (1) 110:9 trees (1) 109:4 tremendous (2) 8:5;94:1 Triangle (1) 43:9 tried (3) 25:2;47:23,24
--	--	---	----------	--	--	--

trigger (1) 111:2	underneath (1) 85:16	39:9;48:23;68:18	volunteered (1) 80:19	wheel (1) 115:11
truck (1) 109:19	understood (1) 29:10	uses (6) 13:9;40:11;41:6; 51:9,13;79:16	vote (2) 9:5;52:16	Wheeler (41) 10:14,15;11:24,25; 12:13;20:20,23;21:8, 14,18,21,24;22:8,11, 19,23,25;23:5,10,13, 18,25;24:4,11;33:2; 40:17;75:12,13;76:3, 11;77:12,13;78:20,22; 80:2,3,6,13,25;81:4; 89:12
truly (1) 85:13	underway (1) 82:24	Usually (1) 9:12	voted (3) 19:8;71:16;72:4	Whereas (1) 104:1
trust (2) 31:11;49:6	Underwood (24) 24:13,14,20,25;32:9; 52:23;53:12,16;55:10, 13;56:23;57:9,13; 59:18;60:15,21,24; 62:2,15,21,24;67:10, 17;68:7	utmost (1) 52:14	votes (3) 72:6,7,7	whole (3) 30:16;61:25,25
truth (1) 106:23	UNIDENTIFIED (8) 7:25;8:7,8,15;9:17; 32:19;34:3;74:19	V	W	whooshing (1) 45:15
try (4) 15:15;27:16;86:3; 107:5	unit (2) 29:12;68:25	vacant (1) 114:1	Wages (2) 45:6,9	widened (1) 104:11
trying (4) 31:4;32:2;35:11; 74:6	unfortunately (3) 43:20;44:2,25	value (4) 17:13;18:14;19:5; 105:1	waiting (1) 114:21	widening (2) 102:23;105:8
TSA (1) 33:8	United (2) 25:25;35:24	values (11) 15:5,13;17:10,15,18, 25;18:18;35:2,13; 41:15,16	waive (2) 62:4,6	wider (1) 96:18
turn (6) 3:12;29:25;41:21; 46:20;87:7;104:6	University (1) 34:18	vapors (1) 47:10	wants (4) 4:22;7:8;26:22;57:8	width (3) 93:2;95:13;96:11
turning (1) 86:20	unknown (2) 46:22,25	variances (1) 78:11	warm (3) 7:24;9:8;10:9	Williams (1) 34:19
turnout (1) 10:9	unless (1) 59:12	various (1) 17:11	waste (2) 42:20;70:2	willing (9) 29:5,15;55:20,20,21, 22;62:3,13;79:12
twice (1) 109:25	unreasonable (1) 110:5	vent (7) 45:11,13,13,15; 56:25;67:20;68:17	Waters (14) 42:2,3;46:2;64:14, 20,24;65:2,4,9,13; 67:12;69:4,11,18	winter (1) 93:20
two (22) 15:8,16;16:10,25; 17:16;18:21;23:15; 26:13;46:11;54:16,24; 62:5;73:25;74:24; 75:15;80:9;84:14;95:3; 104:19;105:9;114:10; 116:19	up (34) 3:13;12:16;21:9; 24:22;31:23;36:6,15; 38:24;41:12;44:25; 46:10;47:15;49:14; 50:11,18,22;52:13; 60:5;61:17,23;62:4; 63:16;64:2;67:22; 76:18;81:6;84:6,13; 90:18;105:10,11; 111:2;112:15,19	vent (1) 46:16	Wave (1) 24:23	wishes (9) 75:9,14;76:25;82:8; 96:7,13,16,20;102:17
two-and-a-half (1) 57:15	UPCCA (3) 10:23;110:11;113:13	vents (1) 46:16	way (25) 6:8;13:3;18:13;29:1; 39:18;47:6;52:2;66:5; 67:21;81:8,9,22;82:8; 83:6;91:14;95:12; 96:20;97:5;101:19,24; 102:2,17;106:9; 107:22;116:17	wish (1) 3:8
type (4) 24:7;41:4,20;104:6	up-close (1) 89:5	versus (2) 88:23;104:12	weather (1) 112:3	wished (1) 14:21
types (5) 17:16;38:4;76:13; 79:16;110:16	update (5) 81:8,17,23;89:10; 101:5	Veterans' (1) 10:20	website (4) 11:1,8;90:13,16	wishes (3) 29:15;33:22;57:7
typically (1) 4:17	updated (1) 58:18	viable (1) 48:20	Wednesday (1) 10:21	withdrawn (1) 14:19
U	upscale (1) 44:11	vibrant (3) 38:15;40:3;44:11	week (3) 79:23;108:21;111:24	within (9) 11:21;14:6;17:20; 19:14,19;23:22;27:5; 54:20;55:19
UK (2) 42:22;43:1	USA (1) 51:2	vicinity (1) 35:9	weeks (1) 9:21	without (4) 26:14;29:25;58:8,9
ultimately (1) 66:3	Use (35) 11:20;12:15,19;13:6, 13,24;19:13,20;20:2,6; 29:14,15;36:2,16,18, 19;37:2,3,6,7,8;40:1,6, 8,10;41:3,4,9,20;44:2; 53:11,14;60:5;115:15, 16	video (1) 68:9	weight (1) 37:20	wonderful (1) 43:24
Um-hmm (10) 32:19;89:4;95:8,16, 19;98:11;99:15; 102:20;103:12;104:4	used (3)	view (3) 53:4;102:19;104:17	welcome (4) 6:24;7:24;9:8;10:9	word (1) 114:2
unanimously (1) 19:8		vigilance (1) 73:23	weren't (1) 48:13	words (1) 110:25
uncovered (1) 40:21		Village (1) 115:4	west (1) 13:10	work (13) 23:4;47:1;61:14; 67:21;71:12;75:17,20; 79:12,19,24;81:15; 111:11;114:5
under (10) 7:17;11:15;31:22; 36:16;73:8,25;75:7; 77:18;78:5;86:25		violated (3) 49:16,18,21	westbound (1) 95:5	worked (2) 9:10;10:5
		visible (5) 25:9;53:9,13,17,18	what's (9) 30:20;44:7;72:24; 73:24;83:17;89:14; 90:23;94:4;111:2	
		visit (1) 15:2	whatsoever (2) 40:10;43:22	
		visited (2) 45:6;65:15		
		voice (2) 34:22;35:12		
		voices (1) 65:8		
		volume (2) 47:4;49:6		

working (2) 78:19;110:18 Works (10) 7:18,19;9:20;10:3; 74:2;81:11,16;89:11; 101:5;115:16 world (2) 50:18;59:10 worse (1) 52:5 worst (1) 31:14 worth (1) 105:24 wrap (1) 52:13 write (1) 74:8 wrong (2) 12:2,3	76:22;78:8 zoomed (1) 87:6	10:4 1999 (1) 58:12 1st (3) 9:20,25;81:12	78:14 3 30 (4) 38:25;86:15,17,22 30-plus (1) 38:20 327 (1) 46:11 3496 (1) 78:13 35 (1) 28:6 3500 (1) 59:9 3506 (1) 78:12 36 (1) 20:13	65:14 7:00 (2) 3:2;11:5 70 (1) 59:8 700 (2) 60:17,18 74 (1) 20:14
	1	2	4	8
Y	1 (1) 20:15 1.1 (1) 100:25 1.2 (1) 82:11 1.7 (1) 82:10 10 (5) 4:17,24;24:16,17; 60:7 10,665 (1) 12:23 100,000 (1) 98:25 106-square-foot (1) 13:1 11 (1) 16:24 11:00 (1) 4:23 110 (1) 19:18 120-foot-wide (1) 13:11 12th (1) 10:21 14.5 (1) 83:6 141 (13) 81:18,23;82:3,6,6; 92:11;99:9;101:8,13; 102:23;106:9;109:23; 110:10 149 (1) 20:15 15 (2) 58:6;93:18 15th (2) 46:7;65:6 16 (1) 93:18 16th (1) 6:12 17 (1) 60:5 1702 (1) 13:17 17th (2) 25:16;54:4 18 (3) 10:4;35:3;50:21 18th (1) 78:16 1984 (1) 13:14 1991 (1)	2.7 (1) 12:15 2.76 (1) 11:20 20 (7) 4:24,25;5:7;24:18, 19;64:2;110:24 200 (2) 53:7;87:1 200,000 (1) 102:13 2002 (1) 48:6 2005 (1) 58:14 2009 (1) 16:23 2012 (1) 43:4 2013 (1) 14:18 2014 (1) 6:12 2014-10-31 (1) 11:16 2014-11-32 (1) 78:6 2016 (1) 93:20 2020 (1) 43:3 20-foot (1) 52:2 20-lot (1) 78:11 20th (1) 11:4 23,500 (1) 75:22 24-month (1) 17:19 25 (1) 34:17 250 (1) 52:6 27 (1) 58:2 27th (2) 10:23;11:2 28 (2) 54:18,21 285 (5) 95:3;96:15;97:5; 98:2;105:8 286 (1)	78:14 3 30 (4) 38:25;86:15,17,22 30-plus (1) 38:20 327 (1) 46:11 3496 (1) 78:13 35 (1) 28:6 3500 (1) 59:9 3506 (1) 78:12 36 (1) 20:13 4 4,000 (1) 59:9 4.2 (1) 100:24 40 (1) 45:1 48 (1) 59:19 5 5 (1) 59:23 5.13 (1) 78:12 5.3 (1) 100:25 5:00 (2) 29:5;62:17 500,000 (2) 82:12;83:8 5051 (1) 11:21 5297 (1) 78:13 56 (1) 30:17 6 600 (1) 54:10 600,000 (1) 98:24 6th (1) 78:14 7 7,667 (1)	8 (1) 20:24 8:00 (2) 29:5;62:17 8:19 (1) 72:23 8:29 (1) 72:23 8:58 (1) 116:16 80 (1) 50:18 80-some-odd (1) 58:5 85 (1) 3:7 9 9:39 (1) 116:16 9:40 (1) 117:17 90 (3) 86:15,17,22 91 (4) 59:22;60:23,24,24 96 (2) 59:21;60:25 9th (1) 19:6
Z	zags (1) 76:25 zero (1) 35:12 zig (1) 76:25 Zimmerman (1) 111:8 zone (1) 65:14 zoned (6) 11:20;12:17;27:24; 40:1,8;66:14 zoning (16) 5:18;11:18;13:13,17, 19;27:23,23,24;28:9; 36:1,17;41:4;66:16,17;			

