



The Buckhead Council of Neighborhoods

Board Meeting

January 14, 2010

Peachtree Presbyterian Church

6:35 – 8:30 PM

Meeting Minutes

Meeting Attendees:

	Full Name	Neighborhood/Organization	Email Address
1	Graham Balch	Candidate - State Senate District 39	graham.balch@gmail.com
2	Greg Bosman	Urban Collage w/ BCID	Unknown
3	Laura Braddick	Northside Neighbor	lbraddick@mdjonline.com
4	Robert Bradshaw	Buckhead Alliance	Rbradshaw@CentralAssetManagement.com
5	Major Robert Browning	APD Zone 2	rbrowning@atlantaGA.gov
6	Glenn Cartledge	Memorial Park	glenncar@bellsouth.net
7	Gordon Certain	North Buckhead	gcertain@comcast.net
8	Douglas Crawford	Executive Director, BATMA	DouglasCrawford@gmail.com
9	Julian de Juan	Margaret Mitchell	jdejuan@rawdatainc.com
10	Barbara Delk	Historic Brookhaven	delkb@bellsouth.net
11	Glenn Delk	Historic Brookhaven	glennelk@mindspring.com
12	Elly Dobbs	House of Representatives	Jedobbs10@aol.com
13	Jim Durrett	Executive Director, BCID	jdurrett@buckheadcid.com
14	Jim Elgar	Cesar Mitchell for City Council President	jimelgar@gmail.com
15	Jeremy Ellis	Peachtree Park	jeremyellis@earthlink.net
16	Jack Hellriegel	West Paces Northside	jehellriegel@comcast.net
17	Kim Kahwach	Buckhead Forest	kajensen@bellsouth.net
18	Barbara Kennedy	Collier Hills	bar2010@aol.com
19	Jim King	Chastain Park	jimking@mindspring.com
20	Bill Langley	Ridgedale Park	langleybill@comcast.net
21	Walda Lavroff	North Buckhead	waldalavroff@comcast.net
22	Greg Mauldin	Springlake	greg.mauldin@alston.com
23	George Mirgorod	Pine Hills	gMirgorod@comcast.net
24	Cesar Mitchell	President of City Council	ccmitchell@atlantaga.gov
25	Kirk Oppenlander	Chastain Park	oppie@mindspring.com
26	Garth Peters	Memorial Park & Buckhead Coalition	gpeters@thebuckheadcoalition.org
27	Elizabeth Pritchard	Peachtree Battle Alliance	elizpritchard@bellsouth.net
28	Buff Quillian	Peachtree Heights West	BuffQuillian@gmail.com
29	Jane Rawlings	Lindridge Martin Manor & President NPU-F	president@lmmna.org
30	John Schaffner	Buckhead Reporter	johnschaffner@reporternewspapers.net
31	Bob Schneider	Garden Hills	bschneider@gardenhills.net
32	Jim Sellers	Accion Security/Buckhead Blue	james.Sellers@AccionSecurity.com
33	Denise Starling	BATMA	denise@batma.org
34	Bob Stasiowski	Peachtree Park	rstasiowski@yahoo.com
35	Kerry Witt	Pine Hills	kerrywitt@mindspring.com
36	Henry Wyche	Grant Estates/South Tuxedo Park	hwyche@valleycap.com

Representation by Neighborhood:

	Neighborhood/Organization	Name(s)
1	Buckhead Forest	Kim Kahwach
2	Chastain Park	Jim King, Kirk Oppenlander
3	Collier Hills	Barbara Kennedy
4	Garden Hills	Bob Schneider
5	Grant Estates/South Tuxedo Park	Henry Wyche
6	Historic Brookhaven	Barbara Delk, Glenn Delk
7	Lindridge Martin Manor	Jane Rawlings
8	Margaret Mitchell	Julian de Juan
9	Memorial Park	Glenn Cartledge, Garth Peters
10	North Buckhead	Gordon Certain, Walda Lavroff
11	Peachtree Battle Alliance	Elizabeth Pritchard
12	Peachtree Heights West	Buff Quillian
13	Peachtree Park	Bob Stasiowski, Jeremy Ellis

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Neighborhood/Organization	Name(s)
14 Pine Hills	Kerry Witt, George Mirgorod
15 Ridgedale Park	Bill Langley
16 Springlake	Greg Mauldin
17 West Paces Northside	Jack Hellriegel

I. Welcome

Jim King called the meeting to order at around 6:30 PM.

II. Introductions

The attendees introduced themselves. Current membership is shown in red the map to the right.

III. Approval of Minutes

Minutes for December were approved by the Board with modifications.

IV. Committee Reports

Communications – Jeremy Ellis reported that they had a Twitter (www.twitter.com/BuckheadCouncil) and Facebook (www.facebook.com/BuckheadCouncilofNeighborhoods) web presences up and running. He said all of the interim web site's content had been moved to Facebook. The committee has put together the proposed layout of the new web site. He asked for funding for the purchase of design work, which together with free time from him (Jeremy) and John Birdsong, will be needed to implement the web site. The goal is to have RSS feeds going directly into Facebook and Twitter and other social media sites so that a posting to the web site would be automatically be replicated to the other media sites. Gordon Certain asked for a means for the secretary to put documents into the web site – Jeremy said Gordon would have administrator access and should be able to upload documents to the web site which would concurrently be posted to the social media and to the e-mail service, all at the same time. BCN's e-mail list will still be uploaded from MS EXCEL. A budget of \$500 was authorized by the board.

Development and Infrastructure – No report.

Education - Glenn Delk reported that the State Board of Education is approving five charters for schools that were granted by a commission. A lawsuit was filed by Gwinnett County and Fulton County to declare the charter statute unconstitutional – a hearing will happen in about a month.

The biggest news is that yesterday the secretary of Education, Barney Duncan, released ranking of charter-friendly states. Georgia is ranked at number 4 and because of that ranking, next week, when the "Race to the Top" application goes in, we may get \$300 to \$350 million to dramatically increase the number of charter schools.

Parks – Gordon Certain reported that Parks has an acting commissioner, Paul Taylor. Peachtree Hills has an event (Harvard's "Low Keys") to benefit their park – a flier was passed around.

Public Safety – Jim King received a letter Commissioner Rob Pitts sent to DA Paul Howard, saying it was reasonable to consider a community prosecutor for Zone 2, the only APD zone without one.

Transportation - No report. Jim Durrett's presentation tonight will be on local transportation issues.

V. General Business

Fulton County Commission - Fulton County Budget Hearings for DA Office Jim King and Kim Kahwach spoke at the Fulton County Commission meeting in support of maintaining the DA's budget at last year's level. The comments were well received.

Membership Outreach – Elizabeth Prichard was pleased to greet Greg Mauldin from Springlake who joined us tonight. She hoped that Wildwood would join us soon.

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SPI-9 Since Denise Starling from BATMA was going to present tonight, this was not discussed separately.

VII. Invited Guest Speakers

Buckhead Blue – Jim Sellers – Jim Sellers was formerly an APD major and commander of Zone 2 precinct. Jim thinks it is time for a private patrol, the Buckhead Blue. He was approached by Robert Loudermilk and Robert Bradshaw of the Buckhead Alliance to outline what a Buckhead Blue might look like – Jim said it would look a lot like Midtown Blue. Contributions were made to get Buckhead Blue started with a new truck and they are doing limited patrol hours in the area of the Buckhead Village and Lenox Square. The office is in the Peach Shopping center. It will have some camera monitoring and some patrols manned by off-duty officers and civilians to remove graffiti and illegal signs. Consideration is being given to the opportunity to join with Midtown Blue to cover Peachtree from Pine to Club Drive some day. He wants to get commercial establishments and the BCID to "buy in" and support the Buckhead Blue. Midtown Blue started out small but now has 27 civilian employees with contributors including the Federal Reserve, Food and Drug Administration. He hopes for a similar success in Buckhead.

City Council President Ceasar Mitchell – Ceasar dropped by with limited time. His phone number is unchanged: 404-330-6052. He listed the city's budget as a major priority and number one within the budget is pensions. A task force is being set up by the city to start the process of reforming the pension. He hopes progress can be reflected in the 2011 budget. A second area of emphasis is public safety. The administration and city council are also aligned on that subject.

Representative Ely Dobbs – Budget cutting will be hard in the session this year. Revenues are down again, but not as deeply as before. Hopefully, we are seeing the turn, though it will take several years. Issues we need to tackle this year are the transportation funding bill – she is hopeful it will be a regional concept. She just came from a meeting on water – negotiations are in process and hopefully an agreement with Florida and Alabama will be announced in a month or so and a special session won't be required. Conservation measures are being considered (retrofitted plumbing and irrigation bans). Other major issues are the ethics bill and education.

Jim Durrett – Buckhead CID – Jim is executive director of the Buckhead Community Improvement District. Jim's presentation covered what the community improvement district is and what BCID does.

The BCID is a district with defined boundaries including the southern part of North Buckhead, Peachtree south to the Peach Shopping Center, some of the East Village and some of the West Village, Lenox -- the commercial core of Buckhead. The BCID is a quasi-government or a public-private entity with self-taxing authority. The tax money raised is used to seek leveraged funding for fund and implement public infrastructure and quality of life improvements in the district.

Atlanta CIDs were authorized by 1991 Georgia law. There are seven allowable purposes with bold type indicating areas of BCID involvement:

- **Construction and maintenance of streets** (including medians and sidewalks)
- **Parks and recreational areas and facilities** (this was just added as a BCID focus last year)
- Stormwater collection and disposal, Water supply
- **Public transportation** (including BATMA's transportation demand management, shuttles, etc.)
- Terminal and dock facilities
- **Parking facilities**
- Other facilities and services as provided by law.

For a CID to be created, three things are necessary:

- a resolution by City Council supports it
- 50% plus one of the commercial property owners in the district vote to support it
- the commercial property owners owning at least 75% of the value of the real property vote to support it.

The BCID is a little over 10 years old. It is governed by a 9-member board established by law (1 appointed by the mayor, 2 appointed by the President of the City Council, and 6 elected by the owners of the commercial properties in the CID territory). The CID doesn't exist forever and can vote to dissolve itself at six-year intervals.

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The BCID's tax rate is 3 mills (in addition to regular property taxes). They can only spend money for capital projects within the district but can spend for planning, engineering and design work outside the district, which is why they can spend for work like the SPI-9 plan.

The reason the BCID was formed was the Peachtree Corridor Project in 2001. The problem was traffic congestion. GA 400 construction cut East Paces Ferry travel and traffic was funneled to the only option, Peachtree. The lack of pedestrian infrastructure was also a problem. The solution was to make Peachtree better for cars, pedestrians and bikes. Property values should be enhanced. Phase I, from Maple to GA 400, has been completed. Traffic flow has been improved by 20% by Phase I.

The Phase II contractor has been selected. A kickoff meeting will happen in February and construction should start in March and finish around December 2011. Phase II will extend from GA 400 to Roxboro/Peachtree-Dunwoody, twice as long as the first phase. The cost will be around \$12 million.

Phase III will extend from Maple to Shadowlawn. Since the commercial land use is different in that area, the final design is being revised and may start within about three years.

Another BCID project is the streetscape in the Buckhead Village. They plan to change the uses of the streets in/adjoining the Village from the current classifications. Street trees, wider sidewalks for pedestrians are planned. The side streets will be considered retail streets and will require a different treatment, with on-street parking in places. The north-south streets will be residential in character. Bolling Way will become a street for people (at times or permanently).

The next project is improvements to how Piedmont will function, from I-85 up to Roswell Road. Additional lanes and turn lanes, sidewalks, etc. The designs are nearing completion. 2015 might be a reasonable timeframe for all of this effort. However, changes in the Habersham area will be sooner. Currently, left-turning traffic blocks the left northbound lane, sometimes down to the Loop – this will be fixed. They are in the final stages of the redesign and have GDOT support. The near-term effort also includes switching the intersection of the Buckhead Loop with Piedmont from three right turns and two lefts to three left turns and two right, eliminating a bottleneck.

The proposed pedestrian bridge over GA 400 at the MARTA station is another project. It will join the Tower Place area to Stratford Road and both to MARTA. Funding from various sources has been secured and the bridge should be completed by the end of 2012. The Stratford end is not pedestrian friendly, so a consultant team is being set up to look at the pedestrian connectivity opportunities in the area.

Questions were held until the end of the BATMA presentation.

Denise Starling – BATMA – BATMA is the Buckhead Area Transportation Management Association. Denise Starling is the executive director. BATMA predates BCID, having been established in 1997. BATMA was created in reaction to a number of development applications in the Buckhead Loop area and the absence of any attention to traffic congestion. The neighborhoods were instrumental to the creation of BATMA.

The mission of BATMA is to work with everybody concerned about traffic congestion. BATMA encourages the use of alternative transportation modes, and help inform development in the use of those modes. That is BATMA's current mission, but they are now adding to their mission. In the next year or two, they will shift to a more sustainability-oriented mission, adding to air quality issues that they already deal with.

BATMA currently works with 82 employers, 18 buildings and 2 neighborhoods (North Buckhead and Brookwood Hills, which are on the BATMA board). While BCID is quasi-governmental, BATMA is a 501(c)(4). BCID's jurisdiction is the commercial core; BATMA's is all 28 square miles of Buckhead.

BATMA's funding comes from a variety of sources. Government grants are the primary portion of the budget (the region is a "non-attainment" area for air pollution so money is provided to encourage alternative commuting). They also have membership dues – some developments must be BATMA members under zoning conditions. They also receive funding through the BCID. So, in addition to managing some of the BCID's programs, they receive funding from them.

BATMA offers three areas of services:

- Commuter services (working with individuals in the work force – get people out of their cars)

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- Employer services (work with employers to encourage commute option programs)
- Community services

In an average year, 44 tons of emissions were eliminated by BATMA programs. [Note: this amount ignores carbon dioxide reductions, which are much larger. – GC] They reduced travel miles in 2008 by 23 million miles.

BATMA also provides planning services to the BCID – Denise "is basically the planner for the community improvement district". She has served as project manager for several BCID projects, including the Buckhead Action Plan and Piedmont Corridor Study (which includes 50 different projects, totaling \$200 million). In addition to the Habersham improvement and the 3-2 change at the Loop, the Piedmont study deals with many smaller projects and the major thing congesting Piedmont, which is the lack of a connection of GA400 to I-85 and the way the existing connections of 85 and 400 work (or don't work).

The "Buc" shuttle is Denise's project – the main reason BATMA was created to accomplish. It has been running since 2003. The Buc shuttle ridership is cyclical, but when federal startup money ran out and in the absence of local support for transit, Buc funding was cut significantly – the CID is now footing the bill for the entire system.

Two other efforts are coming: SPI-12 is the commercial core near the two malls. A grant application has been made to ARC to do in this area what has been done in SPI-9. She is hoping to start in March. She is also looking at a greenspace plan – a big issue for Councilman Shook – Buckhead is not very green now and needs to get greener. They will also be doing more sustainability projects and will be doing "data capture", documenting development in the area.

(Denise and consultant Eric Bosman jointly presented material about SPI-9.) The review of SPI-9 has been under way for 18 months. The ordinance covers the commercial area and does not go into the neighborhood area. She hopes to submit the ordinance to the City Council in February. It will come back through the NPU for review.

Eric said that SPI-9 today is the traditional Buckhead triangle, bounded by Peachtree, Pharr and Grandview. Today SPI-9 requirements involve some streetscape enhancements, minor design requirements and transportation management issues. The expanded SPI-9 is bounded by Peachtree, Pharr and Piedmont up to the Buckhead Loop as well as the West Village, bounded by Roswell Road Andrews and West Paces Ferry. All of this is commercial property today. There is an imbalance in the planned density today, with parts zoned for very high density and heights of 225' and other parts that are low density. They are driving to lower density and more walkability in the Village than exists between Piedmont and Roxboro. The revised SPI is designed to encourage mid-rise density and move high density off of Peachtree in the area,

The original concept was to keep SPI-9 an "overlay district". They were ready with that approach last spring but the Planning Department redirected them to make SPI-9 a standalone zoning district. The City felt that overlays lead to conflicts between the old zoning and the new orientation. They felt a standalone approach would be easier to understand and lead to less litigation. But it brought the challenges of defining permitted uses and parking regulations. The result was that their 28 page document grew to 40 pages.

Four elements characterize the SPI-9 plan:

- Not one size fits all. There are four sub-areas within the district. Densities and heights are different by sub-area. The hope to encourage owners along Peachtree to under-develop and move their development rights elsewhere in SPI-9. They want to limit the areas away from Peachtree to a 150' height limit – today there is no limit except the 225' limit along Peachtree.
- The transfer of development rights is the second element. The current zoning allows a canyon along Peachtree – they want to smooth it out. There are the limits of 150', which step down to even lower as they approach single-family neighborhoods.
- The third is a bonus structure. If a community amenity of extra open space or parks is supported the developers can get density bonuses.
- The fourth is the SPI has extended the design requirements for streetscapes and architectural quality through the entire SPI district. Open space requirements are higher than today. Open spaces can be transferred so there can be a combined a larger, more beneficial open space area.

Eric said that there are a series of neighborhood protections in the proposal. There is a codified border to the commercial area and a required height plane. The tallest building on the edge of the district is 35' and a 20' buffer. Any zoning conditions negotiated by neighborhoods through a public process will override the

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new SPI-9 zoning. Dumpsters will not be visible from public right-of-way or from single-family neighborhood properties (added in last 3 weeks). The bonus structure will be enable developers to make improvements in adjacent neighborhood area.

Q: Is traffic calming in the neighborhoods contemplated? A: No, not yet.

Denise suggested that means were being considered to help encourage City investments in neighborhood areas adjacent to commercial developments such as SPI-9.

Q. Have any locations for possible parks been identified other than the one at Peachtree and Roswell? A: A larger amount of open space is being required but developers aren't told where to put it.

Q: If this plan is successful, there will be more development (more overall density) in the area than we have now. But there are no more roads provided by this plan than there are now and we have a traffic problem now. Up until the recession the traffic was terrible – won't this make it more terrible? A: Bonuses will encourage more of a grid structure within the district. There will be limits on very long developments within the district. Q (follow-up): I was really more concerned about going north on Roswell, going west on West Paces Ferry, going south on Peachtree and south on Piedmont or north on Peachtree – there's no more capacity. A: Yes, there'll still have people coming long distances, but once they are within the district, it will be easier to get back and forth to MARTA. There will still be some challenges on the large scale, but they exist with the new plan or the current plan. I don't think it will be worse than today. Q: But we have a problem today.

Q: Is here a way to fund the Buc? A: Per capita, there should be less automobile traffic needed. We need to be very vocal about the kinds of transportation choices we will be making in the future, on a more global scale than right here.

Q: Could you transfer density outside the district, elsewhere in the City? A: No. The transfer ordinance won't allow that.

Q: It looks like 40% of BATMA's funding comes from commercial interests. A: Typically, TMAs are 100% business funded. The business community here regards BATMA as a neighborhood-biased organization – the neighborhoods think the reverse. Q: There's not neighborhood money involved. A: There are public involvement requirements in all BATMA projects and it is not in their interest to be one-sided.

Q: There's talk of expanding the CID all the way down Peachtree to Brookwood and Piedmont to Lindbergh. Where do we stand on expanding the commercial district? A: The area from the Peach Shopping center to Brookwood is no-man's land. The CID board voted to consider expanding down Peachtree so that they will be able to expand capital funds to make intersection and access management improvements. They are in the process of figuring out how to do that – the constraints of the 50% plus one exist – once they have those thresholds met, they can go to the City Council. Piedmont is another expansion opportunity but would not be as easy due to fractured property ownership, but it something that's in their sights. There is also consideration being given to match the CID boundaries to the SPI boundaries.

Q: Is expansion of the CID into police and security services a possibility? A: Maybe yes, maybe no. They have not made that decision yet.

Q: I saw words about parks and recreation on the CID chart but didn't hear about it. A: We have just added that as an authorized use. We will be allowed to help if there is an opportunity.

Q: Robert Bradshaw, can you comment on the plans at the triangle park at Peachtree and Roswell? A: Yes, That's the Loudermilk's project/ They are raising funds through the sale of bricks. There is hopes of having the façade of the original Irby tavern, maybe a buck's head and a photo-op. It is going forward.

Q: Will the SPI change modify the ASAP/CDP? A: Yes, there will be an amendment to the strategic development plan.

Q: As the CID expands, there will be an issue with community input. Multiple NPUs will be involved. How do you resolve community input conflicts as the district expands into NPU-A and -C? Q (related): In the special administrative permit panel of three, where BATMA will be appointing one person and the CID another, did you agree that the third person would be a neighborhood NPU representative, not a business representative? A: We still have to get that through the City. Q: we just wanted to make sure it was a

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residential, not a business representative from NPU-B. A; The way that the SPIs are written within Atlanta, there has to be a seat for NPU-B. We think we can insure by writing into ordinance that that person has to be a resident if the district or within X feet of the district. The other two people would be nominated by, but not necessarily a part of BATMA and the CID. Right now, it is up to the NPU board to nominate the person.

Q: Who is going to manage the SPI over time? Things like transfer rights. A: On the lower end, when applying for a building permit, everyone will have to get a special administrative permit, through the Planning Department. Every special administrative permit has to go through the review committee – the NPU sees it, the CID sees it, etc. If an application is deemed to take too many licenses, the Planning Department can force the application to go through the full public review process.

Q: When will the CID expansion happen? A: It may happen in 2010. It is on the front burner.

Denise's presentation materials are on BCN's interim web site at www.nbca.org/BCN/Minutes/BATMA%20Presentation%20-%20Jan%202010.pdf

VIII. Community Concerns

No report.

IX. Next Meeting

- TBD (February 11)

X. Adjourn

The meeting adjourned at 8:30 PM.

Prepared by Gordon Certain
BCN Secretary
February 9, 2010

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BCN Organizational Status as of 01/14/10

		Represented?																
	Neighborhood	BCN Member ?	2008			2009												10
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	Arden																	
2	Ardmore Park	✓	✓	✓	✓			✓	✓	✓	✓	✓		✓	✓	✓		
3	Brookwood							✓									✓	
4	Brookwood Hills												✓					
5	Buckhead Forest	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓	✓	✓	✓	✓
6	Buckhead Heights										✓							
7	Castlewood	✓									✓					✓		
8	Chastain Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Collier Hills	✓								✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Collier Hills North										✓							
11	Garden Hills	✓					✓	✓	✓	✓		✓	✓	✓	✓		✓	✓
12	Grant Estates/South Tuxedo Park	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓
13	Historic Brookhaven	✓			✓		✓	✓	✓		✓	✓		✓		✓		✓
14	Kingswood	✓	✓							✓								
15	Lindridge Martin Manor	✓	✓				✓									✓	✓	✓
16	Margaret Mitchell	✓					✓				✓				✓		✓	✓
17	Memorial Park	✓	✓		✓	✓	✓		✓		✓	✓	✓			✓		✓
18	Mount Paran Parkway															✓		
19	Mt. Paran-Northside	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓			✓	
20	North Buckhead	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
21	P'tree Battle Alliance	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓
22	Paces	✓		✓	✓		✓	✓		✓		✓	✓			✓	✓	
23	Paces West	✓				✓	✓											
24	Peachtree Heights East	✓	✓	✓		✓	✓	✓			✓			✓			✓	
25	Peachtree Heights West	✓			✓									✓		✓	✓	✓
26	Peachtree Hills	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓		
27	Peachtree Park	✓		✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓
28	Pine Hills				✓												✓	✓
29	Pleasant Hill																	
30	Randall Mill																	
31	Ridgedale Park	✓	✓	✓	✓		✓	✓	✓		✓	✓		✓		✓		✓
32	Springlake																	✓
33	Tuxedo Park	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓					
34	Wesley Battle	✓				✓		✓										
35	West Paces Northside	✓	✓		✓		✓		✓	✓		✓	✓	✓		✓	✓	✓
36	Whitewater Creek	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓		
37	Wildwood		✓															
Count		26	17	13	18	14	20	17	12	14	18	17	15	17	11	18	16	17