

April 12, 1968

Memorandum To: Mayor Allen

Reference is made to Zoning Petition #Z-68-33-S on Zoning Committee Agenda April 4, 1968 to rezone an approximately 15 acre tract on the West side of Jonesboro Road, S. E., south of McWilliams Road, from M-1 to A-1, to permit construction of a 180 unit Turnkey project.

Although the proposed rezoning of this site is consistent with the recently adopted Land Use Plan and had the favorable recommendation of the Planning Board and the Planning Department, plus the formal written and verbal endorsement of the Housing Resources Committee; and the site had been approved by the Housing Authority and had tentative approval of HUD, still it was denied by the Zoning Committee. Proponents and those in opposition at the Public Hearing were about equal; 6-8 on each side.

The Developer had obtained and filed with his rezoning application favorable letters from the Water, Parks, Construction (Sewer Division) and School Departments and from the Atlanta Transit System, as to their ability to provide necessary community facilities for the proposed project. This project had all the normal prerequisites to meet physical requirements.

During the Public Hearing the two members of the Zoning Committee who were present expressed concern over protection for the City as to ultimate development, in the event the proposed project should not materialize. They called upon the Developer to provide them with such assurance in writing (which he agreed to do) and for him to see Mr. Shuttleworth as to details of form for submitting such evidence.

The Developer contacted Mr. Shuttleworth the following day to follow thru on the Zoning Committee's instructions, only to find out that the petition had been denied.

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The Developer is seeking reconsideration and proposes to wait for vote of the entire Board of Aldermen on the issue before he accepts defeat or submits a formal inquiry to the Housing Resources Committee as to the futility of Developers attempting future re-zonings for the Low-income Housing Program.

To the best of my knowledge there has not been any proposed rezoning petition approved for Federal assisted low-income housing in the 4th Ward. (The one project which is being planned for a Turnkey development in that Ward, on Silbert Rd. at Flynn Rd., is on a 20 acre tract that was already zoned A-1). Three other substantial Federal assisted projects proposed in the 4th Ward have been denied. Several other major developments in the 4th Ward, which were seriously considered, have not been officially applied for, because of well known opposition of the Ward Aldermen.

A somewhat similar situation also exists in the 7th Ward, where much vacant land also lies, and where rezoning has been successful on only a relatively few sites. Four major proposals in that Ward have similarly been denied.

As a result, several Developers have expressed their unwillingness to pursue future low-income housing projects in Atlanta, particularly in the 4th and 7th Wards which have the largest proportions of vacant land which is obtainable at prices Developers can afford to pay for low-income housing.

Futhermore, as you may already know, the proposal for re-zoning for low-income housing of the East Lake Golf Course No. 2 site (Z-68-30-S) was deferred by the Zoning Committee, although it was recommended by the Planning Department as consistent with its interpretation of intended use of the Land Use Plan; had the formal endorsement of the Housing Resources Committee; approval of the Housing Authority; tentative site approval by HUD; and also had the essential community facilities already existing or built into the proposed development.

If we are unsuccessful in getting the re-zoning of these sites which have all of the physical prerequisites, there seems little hope for any site in the City. Neither is there much justification for encouraging Developers to continue trying to get sites rezoned for low-income housing, in view of the pattern of unsuccessful development attempts which has been so effectively established.

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Unless this log jam can be broken soon, success of the low-income housing program in Atlanta is seriously jeopardized, if not doomed.

Respectfully,

Malcolm D. Jones
Housing Coordinator

Encls: 1. Copy of Developer's statement and letters as to availability of community facilities, filed with rezoning petition.
2. Text of Developer's presentation at Public Hearing.

cc: Mr. Dan E. Sweat, Jr.
Mr. Cecil A. Alexander