

CONFIDENTIAL

1. The abandonment of a portion of Peyton and Harlan Roads is the focal point of increasing city problems created by transitions in residential real estate.
2. This problem has occurred under normal transitional conditions in many areas of Atlanta during the past years.
3. It is now completely apparent that voluntary action on the part of all citizens must be agreed upon in order to prevent unnecessary destruction of property values, inconvenience and general loss of morale.
4. Recognizing the many problems involved, the following suggestions are recommended in order to establish a reasonable working policy for the future:
 - A. That the rights and privileges of every citizen to purchase or sell is legal ~~and unrestricted by law~~ in Atlanta, and protected by the Georgia Real Estate Commission
 - B. This is a voluntary gentlemen's agreement entered into to preserve the best interests of all parties.
 - C. That the Atlanta Real Estate Board and the Empire Real Estate Board be asked to appoint a six-man committee to develop and carry out the following real estate program in this city:
 - (1) To ask the Metropolitan Planning Commission and the Planning and Zoning Division of the City of Atlanta to make a complete study of the controversial areas of the southwest and west side of the city and to recommend steps to be taken for replanning and rezoning so as to provide additional ~~adequate~~ land for home and apartment dwellings.

(2) To study and recommend necessary street changes that will assist in opening up additional land.

(3) That this plan be resubmitted to this real estate group within a six-month period.

(4) That these two real estate groups will immediately begin to develop a general, voluntary policy to be adopted by their members and carried out to the best of their ability in transitional areas; that such proposals will be completed and adopted by these groups within a six month period.

D. That, from the present and until such programs can be carefully worked out and agreed upon, that every effort will be made to avoid controversial transitions, and that these two bodies will urge their members not to participate in sales or listings for transitional purposes except where it would be within the normal expansion limits of areas established adjacent to and contiguous to/transitions now going on.

E. That in the Peyton Harlan Road area that the following steps will be taken to improve the artificial situation created:

(1) That Dr. Clinton Warner who holds a sales contract on the Bennett property relinquish his contract and permit the purchase of the property by the citizens who now reside in the area, and who are ready to purchase the same property. That Dr. Warner take this action in the light of recognizing

that this is a voluntary sacrifice on his part to improve this difficult situation.

(2) That the two real estate bodies will make every effort to prevent any transition in the Peyton Forest area south of the junction of Peyton and Harlan Roads for a period of eighteen months and until the above plans can be worked out with the two real estate boards and put into effect.

(3) That the residents in the Peyton Forrest area agree to cooperate by not listing or selling their homes during this period except in the case of transfer or other normal moving requirements.

(4) That if these conditions can be satisfactorily agreed upon, ~~that~~ it is the reoommendation of this group that the Board of Aldermen, having taken reasonable action to stablize this difficult and unwarrented condition, would now recind their action and reopen Peyton and Harlan Roads.