

March 3, 1967

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held on Friday, March 3, 1967, at 2:00 P. M. in Committee Room #1, Second Floor, City Hall.

The following members were present:

Rodney Cook, Chairman  
E. Gregory Griggs  
Charles Leftwich  
George Cotsakis  
Jack Summers  
John M. Flanigen

Absent: Q. V. Williamson

Also in attendance were:

Collier Gladin  
Les Persells  
William R. Wofford  
George Aldridge  
Dan Sweat  
Robert Bivens

The Chairman called the meeting to order and the following business was considered:

Mr. Gladin presented each committee member with a copy of an enabling resolution approving a request for financial assistance for the City of Atlanta to plan and develop a comprehensive City Demonstration Program and a lengthy discussion ensued.

Mr. Gladin briefly explained that since the last meeting of this committee, staff members of the Planning Department, as well as staffs from other city departments and various public and private agencies, have been working almost full time to put together the Demonstration City application; that the initial draft was compiled about two weeks ago and around 100 copies were distributed to these various staff members; that it was subsequently critiqued and rewritten, not merely to change it, but for continuity and to strengthen it and cover the areas which were missed, in that each individual section was written by a group of people or individuals. Regarding the budget phase of the program, Mr. Gladin explained this had not been finalized, but staff members of the Comptroller's Office is working on the matter in conjunction with the Finance Committee and the final figures should be ready by March 6. He specifically noted that the enabling Resolution did not mention any specific cost figures, but the tentative estimations for the total budget is around \$600,000 - approximately \$475,000 Federal funds and \$120,000 City funds. He explained that the city's local contribution did not represent a cash outlay, but present employee's salaries, including those of participating agencies, will be credited against the city's share.

During the course of other discussion about the many facets of the Model Neighborhood Program, the committee (and Chairman Cook in particular) again raised the practical objection as to staff availability to implement the program and expressed reluctance to enter into the Model City program when other important and vital programs of the city (such as the Land Use Plan, updating of the Comprehensive Plan and Zoning Ordinance, etc.) were being "relegated to the shelf" and that the present planning staff was being overworked and "spread too thin".

Mr. Gladin stated that the planning staff was instructed to put this application together and this is what they have attempted to do; that this application will provide the city with the financial capability to accomplish a particular job; that the majority of the planning workload will be borne by the project staff, consisting of permanent project personnel to be recruited by the city and supporting personnel on loan from other city departments, from other public agencies, and in one case from a private agency. He stated further he was aware of the other city programs and agreed they were vital and important, however, a problem at the moment is the filling of job vacancies in the Planning Department which were requested and created in the '67 Budget (5 professional planning slots now open); that the Planning Department is undertaking a major recruiting campaign to fill these jobs but this will take time; that when these vacancies are occupied, it will provide a balanced staff and he felt the department would be able to meet its commitments in other programs. He emphasized that the majority of the work the City Planning Staff would be doing in connection with the Model City program would normally be done anyway.

In response to specific questioning by Chairman Cook as to when the Land Use Plan would be ready, Mr. Gladin stated he felt the July 1 deadline could be met; he stressed however he did not mean it would be approved by this time, but it would be in a form that this committee could act on it and submit it to the Federal Government to substantiate that the City has met its requirements set forth in the recertification of Atlanta's Workable Program.

In answer to further questioning by the committee, Mr. Gladin stated that if submission of this application for financial assistance is approved and submitted to HUD, it will be around June before HUD will submit an answer and in the meantime, the staff will have completed recertification of the Workable Program.

Mr. Cook stated he agreed the Demonstration Cities program was important and that he supported it, but he wanted some assurance that the basic, regular day-to-day planning is accomplished; that if the answer is additional staff, then he would support it. Mr. Gladin reiterated that he felt if the existing staff vacancies could be filled, the department could meet its commitments.

Bill Bassett, Program Coordinator, then gave a breakdown of the proposed

organization of the Demonstration Cities Program. (For complete details, see Part I, page 13, Administrative Machinery, of A Model Neighborhood for Atlanta).

Upon motion by Mr. Leftwich, seconded by Mr. Griggs and unanimous vote, the following Resolution was adopted:

"A RESOLUTION

BY PLANNING & DEVELOPMENT COMMITTEE

APPROVING REQUEST FOR FINANCIAL ASSISTANCE TO PLAN  
AND DEVELOP A COMPREHENSIVE CITY DEMONSTRATION  
PROGRAM.

WHEREAS, the City of Atlanta desires to undertake a comprehensive program to rebuild or revitalize large slum and blighted areas and generally improve living conditions for the people who live in such areas; and

WHEREAS, the Secretary of Housing and Urban Development is authorized to make grants to, and contract with, City Demonstration Agencies to pay 80 percent of the costs of planning and developing such city demonstration programs:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Atlanta, as follows:

Approval is hereby granted (1) for the submission of a request for financial assistance for the planning and development of a comprehensive city demonstration program; (2) for the provision of any information or documentation concerning the preparation and content of such program as may be required by the Department of Housing and Urban Development; and (3) for the

representation by Mayor Ivan Allen, Jr.  
as the authorized representative empowered  
to act on behalf of the City of Atlanta,  
Fulton County, Georgia in connection with all  
matters pertaining to the request for financial  
assistance."

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Mr. Gladin stated that he had invited the Building Committee to attend this meeting so that both committee's could jointly discuss one problem aspect of the 1967 Housing Code Compliance Program - this being the Planning Department's basic disagreement with Paragraph II. A.4 and a related Paragraph IV. E.2., which permits rehabilitation of substandard residential structures in industrially zoned areas. He stated that the Planning Department realizes substandard houses in industrially zoned areas are a problem, but do not feel this is an acceptable answer; that the present wording of the paragraphs objected to would only postpone solution of the problem. Mr. Gladin explained that according to the Zoning Ordinance, construction of new residences is not permitted in the M-1 and M-2 Industrial districts and existing residences are classified non-conforming uses; that to rehabilitate many of these substandard residences would require structural alterations which would be in violation of the non-conforming provisions of the Zoning Ordinance and he is opposed to the City supporting a policy of rehabilitation in these areas which is in conflict with a city ordinance. He elaborated further that if a strict interpretation is made of the provisions of the policy as now written, which states "provided he complies in full with all codes and ordinance", (and he felt it should be enforced with no deviation whatsoever), then in the majority of the cases the property owner would not be allowed to rehabilitate at all; that the Planning Department would like these sections changed to require elimination of structures that have deteriorated over 50 percent and not allow a developer the alternative of repairing it under these circumstances; further, the Department proposes that the non-conforming use provisions of the Zoning Ordinance should be clarified and strengthened as soon as possible to permit a better resolution of the entire problem.

Mr. Gladin then gave a brief slide presentation of the types of structures which have deteriorated beyond repair.

Mr. Wofford stated that his position is that the Policy and Procedure Guide, as now written, is as near right as it can be made and it should be approved.

Much of the ensuing discussion centered around properties in the general vicinity of Markham and Haynes Street where there were considerable dilapidated structures in industrially zoned areas. Mr. Flanigen was of the opinion that the Ordinance should be changed to allow people to rehabilitate residential structures in industrial areas, stating that his study of other zoning ordinances in the country reveal they permit this in most cases.

Mr. Wofford stated a serious problem involved in code enforcement in this instance is a shortage of housing and where to put people who are displaced from these industrial areas.

Mr. Griggs expressed concern about razing structures and leaving vacant land; he asked Mr. Wofford if he had any personal knowledge of a demand for this type of industrial land.

Mr. Wofford stated he didn't. Mr. Gladin stated in these types of areas you have the problem of assembling land; further, that the idea is to make strong residential areas and strong industrial areas; that in order to develop a Land Use Plan, you must have a strong Zoning Ordinance with a strong non-conforming section and maximum enforcement in order to implement this Plan. Mr. Gladin stated further that if the particular vicinity in question is a good residential area, then the zoning should be changed to reflect and encourage residential development, but if it is a good industrial area, then residential construction and rehabilitation should be prohibited; that no industry will locate in the midst of slum conditions - they have to be attracted to clean, nice-looking areas; that he personally felt there was certain industries in this area which would possibly expand if a house or two were torn down and land made available; that he felt this was a good potential industrial area and its development as such should be made strong, but to continue repairing these dilapidated houses will merely prolong the situation.

Mr. Wofford stated that the areas in which he has had the most vigorous complaints about dilapidated and substandard housing have been within these industrial areas.

Bob Bivens, Executive Director of Central Atlanta Progress, Inc. stated that the development of the air rights property in the vicinity of the Techwood and Hunter Viaducts area is arriving and will have a profound affect on this area and in his opinion, it would be a mistake to prolong this low type of residential housing.

Mr. Cook stated that he objected to blanket authority for rehabilitation, and would favor strict code enforcement in not allowing rehabilitation in the Markham and Haynes Streets area, however, south of Hunter Street and in the outlying areas, he would like for the Planning and Building Departments to look further at these areas and have some meeting of the minds; that in his opinion, these areas could be considered in a different light.

Mr. Flanigen objected to prohibiting rehabilitation.

There was then a brief discussion about the time limitation in the Zoning Ordinance on non-conforming uses and points of weaknesses and how they could be strengthened.

There was also a brief discussion about code enforcement, and Chairman Cook, with the committee's concurrence, requested that the Planning Department provide the Building Inspector with a print-out of information from the CIP data file; this will enable the Building Inspector to make determinations concerning the location of non-conforming uses throughout the City and the development of a strategy for their removal.

Motion was then made by Mr. Cotsakis, seconded by Mr. Griggs and carried by majority vote that the following wording be deleted from Paragraph II A.4. - "Should the owner elect to rehabilitate a structure he will be permitted to do so provided he complies in full with all codes and ordinances; also, by simultaneous motions and action, the same wording was deleted from a related Paragraph IV E.2.

Mr. Flanigen voted adversely to both actions.

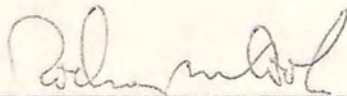
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There being no further business, the meeting was adjourned.

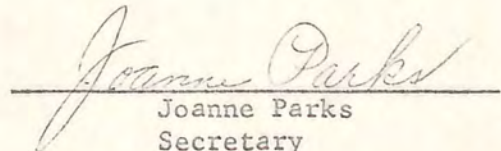
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Approved:

Respectfully submitted:



Rodney Cook  
Chairman



Joanne Parks  
Secretary