

OFFICE OF CITY CLERK
CITY HALL
ATLANTA, GEORGIA

A RESOLUTION

BY PLANNING AND DEVELOPMENT COMMITTEE

WHEREAS, pursuant to a resolution adopted by the Board of Aldermen on March 6, 1967, the City of Atlanta has submitted an application to the Federal Department of Housing and Urban Development for a Model Cities planning grant under Title I of the Demonstration Cities and Metropolitan Development Act of 1966 and,

WHEREAS, the announcement of those cities which have been chosen to receive such grants was made November 16, 1967 and,

WHEREAS, Atlanta is among those cities chosen and,

WHEREAS, it is important that the planning phase of this program be started immediately since this phase is limited to a one year period and,

WHEREAS, in its application the City proposed that the authority and responsibility for administering the planning phase of this program be vested in an Executive Board composed of the Mayor of Atlanta; two members of the Board of Aldermen; the President of the Atlanta School Board; the Chairman of the Fulton County Commission; one member to be appointed by the Governor; and three members to represent the private sector of the community; one from the general public, one from among the City's Negro leadership and one from the Model Neighborhood Area residents.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen that the Model Neighborhood Executive Board is hereby created for the purpose of administering the planning phase of such program which is conducted under Title I of the Demonstration Cities and Metropolitan Development Act of 1966, commonly known as the Model Cities Program, and for which federal financial assistance is received.

THAT the Model Neighborhood Executive Board shall be composed of the Mayor of the City of Atlanta, who shall serve as Chairman; two members of the

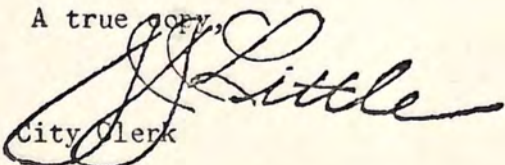
Board of Aldermen, to be selected by the membership of that body, one of which shall be from among those members representing the first and fourth wards; the President of the Atlanta School Board; the Chairman of the Fulton County Commission; one member to be appointed by the Governor; and three members to represent the private sector of the community, one to be appointed by the Mayor from the general public, one to be appointed by the Mayor from among the City's Negro leadership, and one to be selected by and from the membership of a committee to be formed representing the citizens of the Model Neighborhood Area (Model Neighborhood Area Council).

THAT the Model Neighborhood Executive Board shall have the authority and responsibility for administering the planning phase of the City's Model Neighborhood Program, including the approval of plans and work programs developed by the project staff and the reconciling of conflicting plans, goals, programs, priorities and time schedules of the various participating agencies; and shall have the responsibility for recommending to the Board of Aldermen the allocation of grant funds received for this program from the Federal Government.

THAT the Mayor is requested to make such appointments as he is authorized to make under the above provisions and is further requested to contact the Fulton County Commission, the Atlanta Board of Education and the Governor of Georgia, and to request that they make appointments to the Model Neighborhood Executive Board in conformance with the above provisions.

ADOPTED BY BOARD OF ALDERMEN NOVEMBER 20, 1967
APPROVED NOVEMBER 20, 1967

A true copy,


City Clerk

July 21, 1967

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held on Friday, July 21, 1967 at 2:00 P. M. in Committee Room #2, Second Floor, City Hall.

The following Members were present:

Rodney Cook, Chairman
E. Gregory Griggs
John Flanigen
George Cotsakis
Q. V. Williamson

Absent: Charles Leftwich
Jack Summers

Also Present: Collier Gladin, Planning Director
Sam Massell, Vice-Mayor
Tom Shuttleworth, Departmental Staff
Robert Lyle, Associate City Attorney

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

1. Public Hearing - Annexation Petition.

Chairman Cook explained this annexation involved 47 lots lying to the north of Jett Road, contiguous to the city limits of Atlanta; that the petition for annexation by the residents of the area has qualified for public hearing under the criteria established by law.

Mr. Gladin briefly explained that 27.62 acres were involved, totaling 47 lots. Of these 47 lots, 44 are occupied and 3 are vacant. He then stated under the requirements of Section 6 of the Annexation Ordinance, the City is required to make plans for the extension of services to the area proposed to be annexed and shall, prior to the public hearing provided for in Section 3 of said Ordinance, prepare a report setting forth such plans to provide services to such area.

Mr. Gladin then submitted said report, stating that the Department's of Fire, Police, Construction, Water and Sanitation have indicated, by letters included in the report, that adequate services can be provided to the annexed area.

He stated that the Department of Planning recommends approval of this petition. A show of hands indicated about 10 people were present in favor of the annexation and about 6 in opposition.

The Chairman stated the Committee would hear from those in favor and then the opponents.

First, Mr. John Sikes of Bryn Mawr Circle appeared and tendered a signed list of persons wishing to withdraw their names from the petition they previously signed for annexation to the City of Atlanta. He also submitted a separate petition of opposition for the record. The proponents asked that the names on

this petition be read aloud, which the Chairman did, as follows: Barbara S. Newland; Marshall C. Newland; Constance W. Balnis; Henry J. Balnis; W. B. Ray, III; Mrs. W. B. Ray; James M. Robinson; Frank J. Breunig, Jr., and Jane R. Breunig.

The Chairman then asked Mr. Gladin to check this list against the original petition to determine if it would still qualify. However, the staff was unable to determine this during the meeting because of the complexity of such calculations.

The following persons then spoke in favor of the annexation:

MR. C. A. LORENZEN, 4624 JETTRIDGE DRIVE. - I have been a resident of Atlanta for two years and have resided on Jettridge all that time. We have been very interested in becoming a part of the City of Atlanta since moving here. My wife submitted a petition in 1965 but at that time the annexation issue was coming up and in view of this it was thought advisable that the petition be withheld. I feel there are tremendous advantages for the people in Fulton County and the people living adjacent to Atlanta to being a part of the City. I think Atlanta is a very progressive City. I think that in order for Atlanta to grow that the community surrounding the cities has to be a part of it. Those of us in Fulton who work in Atlanta have got to help the City grow. We earn our salary here and I think that we are a part of Atlanta, therefore, it is absolutely essential that petitions similar to this be adopted.

MR. GEORGE FREER, 4625 BROOKHOLLOW ROAD. - I am a new resident of Atlanta, but I am very interested in this area becoming a part of the City because we are part of the City. We partake of the services and the name of the City and we are hopeful of partaking of the government of the City of Atlanta. Those of us in the proposed area do not have adequate fire protection. I believe those of us who have children are very interested in coming in the Atlanta School System. We can see nothing but good, as far as the services of the government of the City of Atlanta, that would come of us becoming a part. When it comes time to dispose of our property, it is much more in our favor that this property be within the city limits. I want to go on record as supporting it wholeheartedly.

MR. DICK HODGES, 4615 BROOKHOLLOW ROAD, supported the annexation for the basic reasons as previously stated.

MR. GENE STELTEN, TWIN SPRINGS ROAD. - From an accompanying map on display, Mr. Stelten pointed out that this area is basically divided into three divisions - Millbrook and two others, which have been developed as subdivisions longer than Millbrook. He stated that the sentiment for annexation in the Millbrook subdivision is about 83% of the homeowners and 81% of the electors, so they are overwhelmingly in favor of it. To the south (Jettridge Forest Subdivision) prior to the submittal of the withdrawal petition, the people were 47% in favor of annexation by homeowners and 40% by electors, so the sentiment here is strong for annexation. In the third subdivision (3 lots on Bryn Mawr Circle cul-de-sac) the sentiment for annexation was less than 50%. The names on that petition fall within this group. If this will make a difference in your deliberation, I wanted to point out this factor.

BOORUM & PEASE "NOISE"

There were then random questions and answers from the audience.

Q - "I have a senior going to Sandy Springs. Will she be able to finish the last year at Sandy Springs"? Mr. Gladin replied affirmatively.

"Is there any change anticipated in the sewer arrangement in the whole area; will any additional sewers be needed?" Mr. Gladin stated there are no anticipated new sewers.

Q - "Will our homes be reappraised for tax purposes and what experience do you have as far as appraisals goes?"

Chairman Cook replied the homes will not be reappraised since there now exists a joint City-County Board which functions for both governments. As to past experience, Mr. Cook cited the case of the Sandy Springs Annexation, as an example, stating there would have been a moderate increase in ad valorem taxes if annexed to the city, however, this would have been largely offset by lower charges in other areas, such as water, fire, sanitation, etc. and he felt this would be typical with the case at hand.

Q - "In talking with the people, the fears expressed had to do with installation of new service facilities and higher taxes. Can you give us some assurances about this since this is our main fear?"

In response to this question, Mr. Cook read aloud the letters from the Water Department, the Construction Department and the Police Department. These letters are on file in the proper Docket.

Q - "If this is approved will our children be transferred to other schools in September?"

Mr. Cook stated they can be transferred this September, but graduating seniors can elect to remain in the school they are presently in until graduation.

Q - "If this is approved, when would this area become a part of the City?"

Mr. Gladin stated if it is approved by this Committee today, it would go to the following meeting of the full Board of Aldermen for formal action, and would become effective on signature of the Mayor, which would be shortly thereafter.

Q - "When would the taxes become effective?"

Mr. Cook stated the City of Atlanta taxes would become applicable January 1, 1968 but the City services would become effective immediately.

JOHN SIKES, 4575 BRYN MAWR CIRCLE, spoke in opposition. There are three homes on my street seeking to come in. The first basis of my objection is a number of people in the neighborhood appeared to want to come into the City because they feel it will affect their house values. They have tried to sell

BOORUM & PEASE "NOISE" (B)

and lost buyers because they are not in the city. They feel this is a situation where they can help their property values so they can move away and increase our taxes. They are not looking to pay the extra taxes. My second objection is the Dykes High School. If you put one more child in Dykes, the walls will burst out. I understand it will be a couple of years before more space would be available. Most of the people in the lower end of Jettridge where the opposition is coming from have had children in the county school and we like the county schools. Most of the people talking about going into the City schools are the more recent residents further out and they have not had the good experience with the County schools we have. We resent being "saddled" with extra taxes to set up a number of people beyond us to see this as a added value inducement.

ALICE STROMQUIST, 4540 JETTRIDGE DRIVE, spoke in opposition, stating she had hoped to wait until all of Sandy Springs could be brought in.

MR. JOHN BURNETT, 4545 JETTRIDGE DRIVE. The proponents mentioned inadequate fire protection. There is a fire station down at West Conway and Northside Drive which services this area. I don't know what else could be done by the way of additional fire protection. We pay an extra mill tax to use that fire station. I could drive to this station in about a minute.

In response to the question of increased taxes, Mr. Cook stated to Mr. Sikes the staff would be glad to provide him with the difference in tax figures on an individual basis if he would like, and he believed the people would be surprised at how little the difference will be, taking into account the reduced cost of services from the increase.

Regarding fire rates, Mr. Cook stated, if you come inside the City taxes would be reduced by one mill, which you are now paying for fire protection, and your fire protection will be increased with a likely reduction in fire rates.

JOHN BEAMER, 4525 JETTRIDGE DRIVE. I don't want to be annexed primarily because of the school situation, until Dykes has additional facilities.

Mr. Cook stated the staff nor the committee had heard any opposition until today and all efforts until now has been to get the children in the city schools by September. If you wish to keep your children where they are and try to work it out with the School Department, we will check on the school situation. The new Dykes High School has been funded; so has the new elementary school on Mt. Paran. Both were funded in 1965. The land has been bought and the money is available. The contract should be let in the Spring and construction started. It will be about an 18 month building program.

From the audience - "we are not against coming into the City. We just think the timing is bad."

A young lady, who did not identify herself, stated that a school teacher, who has taught in both the City and County schools there is a vast difference in the two systems, the City being the better one.

Q-"Will the new Dykes High School be consolidated?"

Mr. Cook stated he could assure everyone there will not be a consolidated school. I think the schools are located with the possibility of annexation in mind in relationship to the population.

Q - "Will there be the possibility of any annexation around the new School later?"

Mr. Cook stated they could petition for annexation if they elected to.

Mr. Sikes stated that since everybody below this line (pointing to the map) wants to stay out to take this area which is the last and newest of the three subdivision and leave the area as it is.

Mr. Cook stated the Committee would look into this in Executive Session.

Mr. Cook asked the audience if most of their objections have to do with the schools, to which those in opposition replied yes.

Mr. Cook asked them if the school problems could be worked out, would this help.

Mr. Sikes stated this is actually an over-simplification since some of the people who withdrew their names do not have children, but this would be desirable.

The matter was then referred to Executive Session.

In Executive Session, following a discussion period, the Committee unanimously agreed to approve the Ordinance, subject to it qualifying under the 60% elector's requirement and the 60% land area requirement, and further, that the Planning Department staff would check with the Board of Education to see if the children in the area could continue at county schools in cases where their parents do not wish them to be transferred to city schools.

Tree Ordinance - Public Hearing.

Mr. Cook briefly explained the purpose and intent of the Tree Ordinance, and then called on Mr. Gladin, Planning Director, who briefly reviewed the 27 sections of the Ordinance, emphasizing it covers two major areas, one of protection, the other of planting and maintenance.

Mr. Cook then recognized and expressed appreciation for the large audience in attendance for the hearing and opened the meeting to questions and answers.

Q - "Is this restricted to just scenic routes and main thoroughfares, or will it be in all neighborhoods"?

Mr. Gladin stated it is restricted to the Street Tree Planting Zone along Major Thoroughfares and Scenic Drives, as defined in the Ordinance, with the Exception of Section 10, which relates to the stripping of property over the entire City.

From the audience - There are other places in the City that should also be protected.

Q - "What is the definition of a major and minor street"?

Mr. Cook stated that a listing of these streets is available; that they are streets, such as Peachtree, Ponce de Leon, etc.

Mr. Gladin further explained they are radials from the Central Business District that link the expressway to the Central Business District and outlying areas.

Mr. Cook stated they are based largely on traffic and width size.

Q - "Is there a section already related to existing residences or is it applicable to property if there is a house there or not?"

Mr. Cook stated it is related to any residentially zoned property in so far as the Tree Protective Zone is concerned.

The following persons then spoke in support of the Tree Ordinance:

Mr. Ben Jones, Vice-President of the Springlake Civic Association; Mrs. Wallace Anderson, in behalf of the League of Women Voters (A Statement was presented for the record); Mrs. C. R. Brumbly, Member and Officer of the Fulton County Federation of Garden Clubs; Eugene Lowry, Architect; Mary Nikas, 85 Avery Drive, N. E.; Ann Moore, Chairman of the Downtown Beautification Committee of the Chamber of Commerce; Joe Harrell, Jr., Collier Hills Civic Association; Melba Ciferly, Georgia Conservancy; Jocelyn Hill, Georgia Botanical Society; Ed Daugherty, Landscape Architect and Harry Baldwin, Atlanta Civic Design Commission. Gerald Thurman, Attorney, representing the Georgia Power Company, protested certain portions of the Tree Ordinance saying it would interfere with Georgia Power's routine topping of trees to protect lines; that they favor the Ordinance itself, but would request an amendment which would keep it from interfering with the company's work.

Mr. Cook explained that the latest revised draft of the Ordinance removed the tree planting and maintenance standards sections, which would eliminate most of Georgia Power's objections.

C. D. Lebey, Jr., President of the Atlanta Real Estate Board, said his organization agreed with the intent of the Ordinance, but felt that as presently drawn it would vest too much power in one man, namely, the "City Arborist".

In answer to questioning by Chairman Cook, he suggested a better approach would be through strengthening the Zoning Ordinances.

A representative of the Telephone Company, who did not submit his name, supported the position of the Georgia Power Company.

Warren Coleman, immediate past President of the Men's Garden Club of Atlanta, spoke in support of the Tree Ordinance, as did Wadley Duckworth, resident of North Atlanta; and Edith Henderson, Architect and Member of the Atlanta Civic Design Commission.

Mr. Sam Massell, Vice-Mayor, asked Mrs. Henderson if she felt as an architect that sidewalks must follow a straight line; that the Ordinance now prohibits trees within five (5) feet of the sidewalk and that he was opposed to this and would like her opinion.

Mrs. Henderson replied that she did not feel that sidewalks should be in a straight line; that the last place a tree should be is between the sidewalk and the street. That she felt it would be desirable for the trees to be planted on property off the sidewalk and arch over the street.

Mrs. Hascal Vernard, Garden Club of Georgia, and John Mixon of the Georgia Forestry Commission, spoke in support of the Ordinance.

The matter was then referred to Executive Session.

In Executive Session, the Committee discussed the proposed ordinance which had been re-drafted to delete the tree planting program in addition to several other changes as proposed by the staff (see draft "C") section by section suggesting that several additional changes be made. The major change as recommended by Mr. Lyle of the City Attorney's Office was that the Tree Protective Zone apply to all city streets rather than just major streets since he felt that under the police powers of the City this would be considered less discriminatory by the Courts.

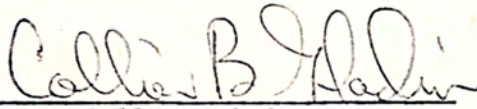
The Committee gave tentative approval to the ordinance subject to the suggested changes being made by the staff with the aid of the City Attorney's Office, with the re-drafted ordinance being brought back to the Committee for their final approval.

Mr. Gladin presented each Committee member with a preliminary staff report on the amount of vacant land in the City of Atlanta by zoning districts. This information was compiled for and furnished to the Housing Resources Committee. The report recommended a joint meeting of these two Committees to examine the City's housing policy.

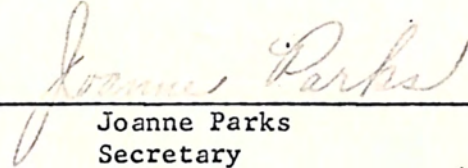
There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:



Collier B. Gladin
Collier Gladin
Planning Director



Joanne Parks
Joanne Parks
Secretary

mc/jp

BOORUM & PEASE

File

June 21, 1967

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held on Friday, June 21, 1967 at 2:00 P. M. in Committee Room #2, Second Floor, City Hall.

The following Members were present:

- Rodney Cook, Chairman
- E. Gregory Griggs
- John Flanigen
- Jack Summers
- Q. V. Williamson
- Charles Leftwich

Absent: George Cotsakis

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

1. Initial review of the updated Land Use Plan.

This plan was on display for viewing. Also on display were supporting maps of various studies which furnished data for the updated Land Use Plan.

Pierce Mahony of the departmental staff, in presenting the updated Plan to the Committee, gave a background talk on the history of planning efforts in Atlanta, using 1958 as a reference point. Briefly summarized, he stated that then Atlanta began to get into comprehensive planning, as a result of urban renewal and annual recertification requirements of the Workable Program; in 1963 the Housing Code Compliance Program was initiated; in 1964 and '65 the City engaged in the Community Improvement Program; also in '65 as a result of the 1962 Highway Act and the Atlanta Area Transportation Study, an agreement was made among the City, State, Atlanta Region Metropolitan Planning Commission and the five county jurisdictions to initiate a study known as P-37. This is a Federally assisted program for making population and economic projections (for the AATS) throughout the metropolitan area for 1983, including Atlanta, of what the housing needs are and the number of jobs by three different categories - commercial, industrial and service. Mr. Mahony then stated that all of these studies and activities have furnished data for and have been incorporated into the updated Land Use Plan, projected to the year 1983. He briefly talked on past land use trends and what we envision in the future. Two important points emphasized by Mr. Mahony during his presentation was the lack of involvement and acceptance of the 1958 Plan and why, and the need for their (city officials) involvement and understanding of this one and why it should become their plan. As a part of the updated Land Use Plan, some emphasis has been placed upon increased space for industrial development and Mr. Mahony stated the planning staff is prepared to recommend that an "Industrial Development Program" be instituted

BOORUM & PEASE "MAGNET" ©

by the City to secure industrial sites and develop them to fill a gap that is not now being met. Also, the updated Plan emphasized the need for higher residential density because of limited amounts of space, in effect, a policy of promoting high rise apartment buildings. Such a policy would make more land available for single family use.

There was then some discussion as to the status the Plan would have if adopted.

Mr. Cook stated "let's don't adopt this Plan and then not pay any attention to it; let's be serious about it and make it work".

Mr. Gladin stated the Plan is designed to prevent chaotic and disorganized development of the City; that it should be used as a guide, and he emphasized the word guide, in distributing anticipated growth of the City, however, he stressed that every action taken by aldermanic committees should be in consideration of and in conjunction with this Land Use Plan.

Mr. Mahony explained that after adoption of an overall Land Use Plan, the planning staff would proceed to develop detailed plans on a neighborhood-by-neighborhood basis.

After other discussion, it was unanimously agreed that the staff would make arrangements for every member of the Board of Aldermen to review this Land Use Plan, individually or small groups, and make any suggestions and recommendations they desired to prior to any official action by the Planning and Development Committee.

2. CIP Status Report.

George Aldridge reported that all CIP reports are completed, and/or are under completion; that following recent sessions of this Committee with the consultants, Candeb, Fleissig & Associates, they have been advised, by letter, to submit all final reports, with supporting documentation, as soon as possible, for review by the staff and this Committee as to contract conformity, utility and soundness of recommendations and whether the consultants will have to do additional work, prior to adoption of the Final CIP Report. Mr. Aldridge stated further it has been estimated an additional three months will be needed to close out the program and HUD officials have approved this extension; that it does not represent any increase in the cost of the program. He also said that all accepted documents will have to be submitted to HUD for approval, after which final contract payments would be made; following this would be the federal audit and consummation of the program.

As to action by this Committee today, Mr. Aldridge requested adoption of a Resolution concurring in the three months' extension.

Mr. Leftwich moved that a Resolution to this effect be adopted and prepared for submission to Council on Monday, July 3; this motion was seconded by Mr. Flanigen and carried unanimously.

3. Set date for public hearing to consider petition for annexation.

Tom Shuttleworth of the departmental staff presented each committee member with background material on this proposed annexation, explaining it involved 47 lots located north of Jett Road. He pinpointed this on a map, and then certified to the committee that the petition for annexation qualified for a public hearing under the provisions for annexation as set forth by the Legislature and city ordinance and requested a date for said hearing.

The Committee unanimously voted to hold said public hearing on Friday, July 21, 1967 at 2:00 P. M.

4. Draft revision to Tree Ordinance.

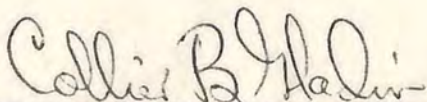
Mr. Mahony presented each Committee member with a copy of the latest revisions to the Tree Ordinance. Chairman Cook commented it is substantially changed from the previous draft and Mr. Harkness of the departmental staff has worked closely with the Home Builders Association on the matter and has obtained their support, in principle.

After a cursory examination, it was unanimously agreed that the revisions would require further study, but that the Ordinance could be placed on first reading before Council on Monday, July 3 and referred back to the Planning and Development Committee for further study and formal action. It was suggested that if any committee member had any changes they wished to make in the Ordinance to please give them to the staff prior to the Monday Council meeting. It was also agreed that in the interim, a public hearing on the Tree Ordinance would be held by the Planning and Development Committee.

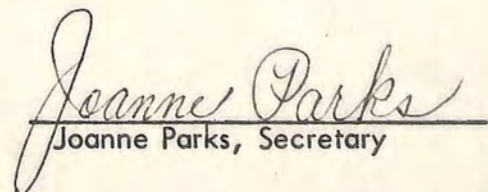
There being no further business, the meeting was adjourned at 3:45 P. M.

Approved:

Respectfully submitted,



Collier Gladin, Planning Director



Joanne Parks, Secretary

June 2, 1967

File

A special meeting of the Planning and Development Committee was held on Friday, June 2, 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
John M. Flanigen
Q. V. Williamson
Jack Summers

Absent: Charlie Leftwich
George Cotsakis

Also in attendance were:

Collier Gladin
William F. Kennedy
George Aldridge
Izadore Candeub
John Brown

Also at the meeting were various representatives of the press.

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

Mr. Cook stated that the purpose of this meeting is to continue the discussion of the Community Improvement Program, which is to be completed shortly. He then presented Mr. Candeub who stated that the following points, which were raised at the last meeting, would be discussed in detail:

1. Details of individual program sectors.
2. Priority system methodology.
3. Background material on development of land use allocations.

He then presented John Brown. Mr. Brown first presented a chart entitled "Residential Construction by 1983". The chart showed the total number of existing housing units in the City, based on a 1965 CIP field survey; total inventory was also shown by standard and substandard units and the number of new units to be constructed by 1983 was indicated. The projected housing inventory for 1983 is 217,370 units - 121,470 white occupied units and 95,900 non-white occupied units.

Mr. Flanigen asked Mr. Brown how the housing projections had been derived and did the consultants have a high and low projection of total city population for 1983. Mr. Brown explained that this background information was included in previous economic reports. He then presented a second

chart entitled "Residential Land Needed by 1983" and stated that his firm has assumed one of the objectives of the City of Atlanta is to continue to provide a large amount of land for detached single family dwellings. He pointed out that one of the alternative program actions that might be followed by the City is to decrease the amount of land that is being used for medium density apartments and to increase the number of high density apartment developments. He stated further that if present low and medium density development trends continue there will not be enough land in the City to accommodate the projected number of housing units. He stated this was, of course, a policy decision to be made by the City of Atlanta.

Mr. Aldridge asked if these figures assumed any annexation by the City within the time period, to which Mr. Brown stated they did not; that their allocation is based on present land area, which is either vacant or to be redeveloped, within the present corporate limits.

Mr. Flanigen asked if it is logical to base the projection on the assumption that no additional area will be annexed to the City.

Mr. Brown stated this was the only basis on which they could work; that it is impossible to speculate on future bounds of the City.

Mr. Flanigen commented that if the city limits stay the same, instead of getting high density development, people will move out of the city and the population will not grow as much as Candeub has projected.

Mr. Brown stated if you propose to contain the population growth that is projected and also carry out the program that is projected, this ratio, or something similar to it, must be accommodated in the city.

Mr. Flanigen said the only way to do this would be to have tenements, which Atlanta doesn't want.

Mr. Brown stated this is a policy decision for the committee's consideration; that they have done their program on the assumption that growth will be contained.

Mr. Cook asked if there was any basis for the ratio of 40% low density; 40% high density and 20% medium density.

Mr. Brown stated there are two bases, one of which is the amount of land available, including vacant land and land to be redeveloped. The total projected units for 1983 were fitted into that land. The other base was the economic study that showed certain types of units to be needed by 1983. He stated these were very rough approximations but indicate a fairly large need for high density units, based on the type of families that will be living in Atlanta - families without children, an aging population and other family characteristics which might require high density units.

Mr. Candeub stated they projected Atlanta as a complete regional center, and in connection with that kind of growth in the future, that there would be a substantial increase in the white collar population, the executive category, and a large number of young people coming in, indicating a very definite, strong apartment market; that this is where Atlanta will likely have its major growth in job types in the next decade or more.

Mr. Brown emphasized their projections are not binding; it is just one way of accommodating the city's growth. A small contingency of undesignated land (2,700 acres) is available which provides flexibility for growth in any of the three density categories.

Mr. Flanigen asked about the population figure per acre for 1983, compared with the data on the map.

Mr. Brown stated they had not computed this figure.

Mr. Flanigen stated he felt this was the problem; a projection has been made but has not been tied in with the end of the time period; that he did not see Atlanta getting the projected density because it would mean slums, which Atlanta doesn't want.

Mr. Brown agreed this was a good point of view to bring out and would require a policy decision on the part of the City.

Mr. Candeub then made the following comments. We have made market projections of growth and we have been getting a feed-back on a relocation analysis in terms of housing needs. The city had certain land within its boundaries. Certainly we can say these needs can only be met by going beyond its boundaries by going into a policy of aggressive annexation. On the other hand, let me say that Atlanta will also have a responsibility in meeting its relocation needs in the face of continued growth and that it has the resources and a policy to meet the housing needs by utilization of its resources. You have a number of elements to keep in balance. The factor of growth and where it will occur in terms of market considerations; the factor of relocation in terms of continued programs; a question of size of families and need in terms of what kind of housing can, will and should be built. The question of single family housing or multi-family, high rise is a question that has to be looked at differently that has been done in the past. In the past, the high rise was built as a tenement structure to house immigrant workers who came to the large cities. It was built as a low rental form of transient housing which was initially, or rapidly, became a slum. This pattern is most typical of the northeast and other parts of the central area of the U. S. What we are talking about today is really entirely different because the typical high rise is built for a different population and built on a different order. It is built for people that can afford to pay a good rent; a low

land coverage with a high level of facilities is incorporated, with adequate setbacks so that one building is not blocking another in terms of light, etc. Certainly Atlanta has the power to erect the type residences it wants. We are not talking about the old type tenement structure. The new national figures from the census in terms of the effects of the post-war birth rate indicate that we are now getting into a period where you will have a lot of new family formations and you will have people seeking apartments because they don't want the burden of free standing housing. We feel the best manner in which Atlanta can maintain its character, and we want Atlanta to have more single family homes, and in order to get more single family homes in face of the total demands, instead of utilizing the land area for garden apartments exclusively, we are suggesting we want to hold more land for single family homes and the only way to do this is to squeeze down on the garden apartment developments and increase the higher densities under strong controls. Otherwise, you will have little land you are able to hold for single family housing. The housing picture is a changing market picture in terms of population, income and the demand of the kinds of people that Atlanta is drawing.

Mr. Gladin asked how to encourage this type of development activity; "what is the route to follow?"

Mr. Candeub replied "not to permit a tenement type development". The way to do this, he suggested, might be to go to a design control on high rise, which they recommended in the Design Report; perhaps establish a minimum size on the lot.

Mr. Gladin then asked "how do you solve the economics of high rise development?"

Mr. Candeub stated they are not trying to do all this at one time; density patterns will have to be revised to allow high rise. You may have to get into zonal determinations, establishing a maximum density in certain areas. The city has the power to draw the line where it wants to draw it. You might have a high density in the center and a lesser density on the peripheral areas. The cycle is beginning to change because the population figures are changing. It might take time to prove out our projections, but they will be.

Mr. Cook stated "you mean by 1983 we will have a need for 31,000 high rise units when today we have 1,000 which it took five years to fill and some are still vacant".

Mr. Brown answered affirmatively, stating the smallest amount of land was left for high rise (690 acres). This land will accommodate a large number of housing units, which is another way to look at it.

Mr. Cook asked "will the city absorb this and will it be feasible by 1983 and if we do will it be slum development, or should we go on a real strong push for annexation. We would like your recommendations? It is

not a question of dividing the acreage on a breakdown of percentages. It is how you think it should be. There is the question of the contingency of 2,700 acres."

Mr. Candeub stated if high rise developments become slum tenements, then the City doesn't want any high rise, to which Mr. Cook agreed. Mr. Candeub in turn stated if you accept this as a premise, then we will eliminate all high rise; that he is saying across the country we are getting into higher densities in urban areas and the idea is to provide it in a large building complex.

Mr. Cook stated he was not accepting that high rise, per se, is slums but he would like to know the basis of the percentages; that he did question the need for more high rise when we can't fill our present high rise developments.

Mr. Candeub stated he was not saying it is good or bad. If you control it it can be good. If you don't control it, it can be bad. This lies within the power of control. There is a certain number of units that will have to go into apartments when you project the total population to 1983. We are saying you do have a choice of what density you want it in. This determination will dictate what is left for single family housing. I have a preference for high rise. I have discussed this problem with many builders who tell me you cannot build quality into a garden apartment, whereas you can in high rise because you have a different level of standards and maintenance. Again, this is a policy question. We are trying to put it into focus. Our objectives here is to create optimum space for single family homes. Within the city's total envelope of needs, we have tried to maximize the amount of land available for single family homes. We have also tried to be realistic and leave some land not categorized because we realize some land will not be developed, but for the most part we are saying the city will have to make the decision as to whether or not it will all be low rise, or will it be balanced with some high rise.

Mr. Gladin said "you have described the reasons why we should start seeking high rise. How do we start a program of encouraging high rise and how can this committee move in that direction?"

Mr. Candeub stated that Atlanta has better builders than most other areas he has seen and he suggested one way is to meet with the builders and discuss problems with them.

Mr. Flanigen stated you have to consider the difference in rentals of high rise and garden apartments.

Mr. Mahony cited one case in which a high rise was competitive with garden apartments.

Mr. Howland pointed out that the building was a considerable distance from the downtown area.

Mr. Cook asked Mr. Candeub "do you think Atlanta can handle 31,000 high rise units by 1983?"

Mr. Candeub replied "we see a market for it".

Mr. Brown stated that in order to continue land for single family, you will have to change from low density to high density with 20% left over for garden apartments.

There was a general discussion of each of the eight improvement sector maps, with considerable emphasis on the Buckhead sector. It was generally agreed that the treatment recommended for this sector was not reflective of the high quality housing existing in the area.

Mr. Brown pointed out that factors other than housing conditions were considered in the designation of treatment areas. As an example, he cited traffic and street conditions. Following this discussion, Mr. Brown then explained the priority system methodology. He stated one of the most important features of the CIP program is what should be done first and the only way to determine this was through the development of a priority rating system, which he explained as follows: There were five major elements in the rating system, i.e., (1) social implications - areas in which programs for improvement are presently needed to supplement social action agency programs; (2) resource areas - where better utilization of land might relieve pressure for land resources; (3) relation to public programs - the total program should be financed through the building of public facilities which are presently needed by the city, however, when you have a public program for which you do not get any sort of federal credit, you have a changing economy (example, auditorium complex) and this gives a further sense of urgency for treatment; (4) planning objectives - a tool for carrying out the city's comprehensive plan through the CIP; and (5) areas characterized by change - some areas, regardless of whether they met any of the other criteria, were in need of immediate attention.

Mr. Brown then discussed Ansley Park as an example of the priority rating system, stating the neighborhood was measured against each of the five elements and scored from 0 through 2 points based on each of the five elements.

The Chairman thanked Mr. Candeub and Mr. Brown for their presentations, and it was unanimously agreed that the Committee would meet again on Friday, June 9 at 2:00 P. M. to discuss the fiscal and administrative portions of the Community Improvement Program.

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:

Collier B. Gladin

Collier Gladin
Planning Director

Joanne Parks

Joanne Parks
Secretary

mc

OFFICE OF CLERK OF BOARD OF ALDERMEN
CITY OF ATLANTA, GEORGIA

AN ORDINANCE

BY PLANNING AND DEVELOPMENT COMMITTEE

PROCEDURE FOR APPLICATION FOR ANNEXATION BY
PETITION TO THE CITY OF ATLANTA OF UNINCORPORATED
AREAS CONTIGUOUS TO THE CORPORATE CITY LIMITS
OF THE CITY OF ATLANTA.

BE IT ORDAINED by the Mayor and Board of Aldermen of the
City of Atlanta as follows:

SECTION 1. An application for annexation to the City of
Atlanta by petition of unincorporated areas contiguous to the
City Limits of the City of Atlanta shall be filed with the Mayor
and Board of Aldermen on or before May 1 of the year during
which said annexation shall be considered. Such applications
shall contain the written and signed application of not less than
sixty percent (60%) of the electors resident in the area proposed
for annexation and of the owners of not less than sixty percent
(60%) of the land area, by acreage, included in such application.
Each such application shall contain a complete legal description
and shall have attached thereto a complete survey by a competent
surveyor of the land proposed to be annexed. There also shall be
submitted with each application an opinion in writing by a member
of the State Bar of Georgia stating that each applicant who has
signed said application as an owner as provided in this ordinance
is the record title holder of the fee simple title of the property
claimed to be owned by such applicant or is the legal representa-
tive of the record title holder of the said property claimed to be
owned. Lands to be annexed at any one time shall be treated as
one body, regardless of the number of owners, and all parts shall

be considered as adjoining the limits of the City of Atlanta when any one part of the entire body abuts such limits. For the purpose of determining the percentage of electors signing such application, the Department of Planning shall obtain a list of electors residing in such area from the registrars of the county or counties in which the area lies. Said list shall be as compiled by the board of registrars and provided to the City of Atlanta in accordance with Section 34-636 of the Georgia Election Code, and the City of Atlanta shall bear the expense of the preparation of such lists in the manner prescribed by such section. For the purpose of determining ownership of the property included within such application the record title holder of the fee simple title, or his legal representative shall be considered the "owner" of such property.

SECTION 2. The Department of Planning shall furnish to the Planning and Development Committee the information necessary to determine whether such application complies with the requirements of this Ordinance. If it determines that such application does not comply with this Ordinance, the Planning and Development Committee shall notify, in writing, the persons presenting such application wherein the application is deficient. If it is determined that such application does comply with this Ordinance, the Committee shall proceed to set for public hearing said application in accordance with Section 3 hereof.

SECTION 3. The Planning and Development Committee shall set a public hearing during the month of July for an application which has been determined to meet the requirements of this Ordinance. Such hearing shall be held by said Committee not less

than fifteen (15) nor more than forty-five (45) days from the time the Committee makes a determination that such petition is valid. Notice of the time and place of such hearing shall be given, in writing, to the persons presenting the application and shall be advertised once a week for two consecutive weeks immediately preceding such hearing in a newspaper of general circulation in the City of Atlanta and in the area proposed for annexation. At such public hearing all persons resident or owning property in the City of Atlanta, or in the area proposed for annexation, may be heard on the question of annexation of such area by the City of Atlanta; provided, however, that any property owner may withdraw his consent at any time through the date of the public hearing. Following said hearing, the Planning and Development Committee shall prepare and submit a report to the Board of Aldermen which shall include a recommendation as to whether or not the land described in said application should be annexed to the City of Atlanta and, if applicable, the date such proposed annexation should become effective.

SECTION 4. If after such public hearing the Board of Aldermen, after considering the report and recommendation of the Planning and Development Committee, determines that the annexation to the City of Atlanta of the area proposed in the application would be in the best interest of the residents and property owners of the area proposed for annexation and of the citizens of the City of Atlanta, said area may be annexed to the municipality by the adoption of an annexing ordinance.

SECTION 5. "Contiguous area" shall mean any area which, at the time annexation procedures are initiated, coincides with the city limits line on at least one-eighth of the area's aggregate external boundary. Any area separated from the city limits boundary by a street or street right-of-way, a creek or river, the right-of-way of a railroad, or other public service corporation, lands owned by the city; lands owned by a county, or lands owned by the State of Georgia shall be a "contiguous area" within the meaning of this

Ordinance when such area coincides with either the city limits or such land or both on at least one-eighth of such area's aggregate external boundary. Provided there shall be no annexation across the boundary lines of any political subdivision under the provisions of this Ordinance.

SECTION 6. The City of Atlanta shall make plans for the extension of services to the area proposed to be annexed and shall, prior to the public hearing provided for in Section 3 of this Ordinance, prepare a report setting forth such plans to provide services to such area. The report shall include:

- A. A map or maps of the municipality and adjacent territory to show the following information:
 - 1. The present and proposed boundaries of the City.
 - 2. The present major trunk water mains and sewer interceptors and outfalls as required by this section.

The above information and such information as listed below shall be prepared by the city department responsible for such service and such information and/or maps shall be forwarded to the Department of Planning no later than seven (7) days prior to the date on which the area proposed for annexation has been scheduled for public hearing.

B. A statement shall be prepared setting forth the plans of the City for extending to the area to be annexed each major service performed within the City at the time of annexation. Specifically, such plans shall:

- 1. Provide for extending police protection, fire protection, garbage collection and

street maintenance services to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the City prior to annexation. If a water distribution system is not available in the area to be annexed, the plans shall call for reasonably effective fire protection services until such time as water lines are made available in such area under existing City policies for the extension of water lines.

2. Provide for the extension of major trunk water mains and sewer outfall lines into the area to be annexed within twelve (12) months of the effective date of annexation so that when such lines are constructed, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect in the City and sewer lines to individual lots or subdivisions.

SECTION 7. When such application is acted upon by the Mayor and Board of Aldermen and the land is, by ordinance, annexed to the City, a complete survey by a competent surveyor, not necessarily a county surveyor, shall be filed as a part of the ordinance annexing the territory and a copy certified to by the

City Clerk shall be filed with the Secretary of State of the State of Georgia and municipal ad valorem taxes shall not apply to property within the annexed territory until January 1 of the following year. When so annexed, such lands shall constitute a part of the lands within the corporate limits of the City as completely and fully as if the limits had been marked and defined by special act of the General Assembly.

SECTION 8. Nothing within this Ordinance shall prohibit the City of Atlanta from requiring the residents of the new annexed area to use City owned utilities when they are available.

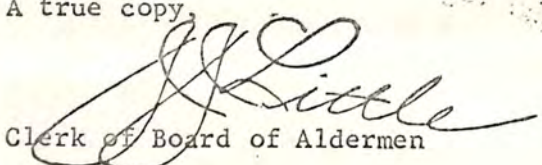
SECTION 9. As provided in Ga. Laws 1966, pp. 409, 413, within thirty (30) days of the effective date of the Ordinance annexing such land to the City of Atlanta, any resident elector of the area so annexed or of the City of Atlanta, or any property owner of such area or of the City of Atlanta may bring a petition for declaratory judgment in the Superior Court of Fulton County to determine the validity of the application and the City's action thereon.

SECTION 10. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ADOPTED AS AMENDED BY THE BOARD OF ALDERMEN
September 19, 1966

APPROVED
September 20, 1966

A true copy,


Clerk of Board of Aldermen

File

4.17
409

to provide for the cancellation of executions; to repeal Code section 24-3327, relating to the execution and filing of an acknowledgment of the payment of a judgment; to provide the procedure connected therewith; to repeal conflicting laws; and for other purposes.

Be it enacted by the General Assembly of Georgia:

Section 1. Code Chapter 39-6, relating to the satisfaction of executions, is hereby amended by adding at the end thereof the following two Code sections:

"39-609. When a payment on the execution shall be made which does not entirely satisfy the judgment upon which the execution has been issued, the plaintiff in fi. fa. or his attorney shall authorize the clerk to enter the amount of such payments upon the execution.

"39-610. Upon the satisfaction of the entire debt upon which the execution has been issued, the plaintiff in fi. fa. or his attorney shall direct the clerk to cancel the execution and mark the judgment satisfied."

Section 2. Code section 24-3327, relating to the execution and filing of an acknowledgment of the payment of a judgment, is hereby repealed in its entirety. Repealed.

Section 3. All laws and parts of laws in conflict with this Act are hereby repealed.

Approved March 10, 1966.

MUNICIPALITIES—ANNEXATION BY PETITION,
PROCEDURE, ETC.

No. 513 (Senate Bill No. 182).

An Act to provide for a method, in addition to existing methods, for the annexation of areas contiguous to incorporated municipalities upon the application of not less than

sixty percent (60%) of the land area included in such application and the owners of at least sixty percent (60%) of the land area included in such application; to provide for municipal services to such areas; to provide for public hearings; to provide for the procedure connected therewith; to define contiguous area; to repeal conflicting laws; and for other purposes.

Be it enacted by the General Assembly of Georgia:

Section 1. Authority is hereby granted to the governing bodies of the several incorporated municipalities of this State to annex to the existing corporate limits thereof unincorporated areas which are contiguous to the existing corporate limits at the time of such annexation, upon the written and signed application of not less than sixty percent (60%) of the electors resident in the area included in any such application and of the owners of not less than sixty percent (60%) of the land area, by acreage, included in such application. The authority hereby granted is in addition to existing authority, and is intended to provide a cumulative method of annexing territory to incorporated municipalities in addition to those methods provided by present law.

Annexation.

Each such application shall contain a complete description of the land proposed to be annexed. Lands to be annexed at any one time shall be treated as one body, regardless of the number of owners, and all parts shall be considered as adjoining the limits of the municipality when any one part of the entire body abuts such limits.

Applications.

For the purpose of determining the percentage of electors signing such application the municipal governing body shall obtain a list of electors residing in such area from the board of registrars of the county, or counties in which the area lies. Said list shall be compiled by the board of registrars and provided to the municipal governing body in accordance with section 34-636 of the Georgia Election Code, and the municipal governing body shall bear the expense of the preparation of such lists in the manner prescribed by such section.

Electors.

For the purpose of determining ownership of the property included within such application, the record title holder of the fee simple title, or his legal representative, shall be considered the "owner" of such property.

Owner.

Section 2. Whenever the governing body of a municipality shall receive such an application it shall, after investigation, determine whether such application complies with the requirements of this Act. If it is determined that such application does not comply with this Act, the governing body shall notify in writing the persons presenting such application stating wherein the application is deficient. If it is determined that such application does comply with this Act the municipal governing body shall proceed to act on said application in accordance with section 3 hereof.

Procedure.

Section 3. The municipal governing body shall hold a public hearing on any such application which has been determined to meet the requirements of this Act. Such hearing shall be held not less than fifteen (15) nor more than forty-five (45) days from the time the governing body makes a determination that such petition is valid. Notice of the time and place of such hearing shall be given in writing to the persons presenting the application and shall be advertised once a week for two consecutive weeks immediately preceding such hearing in a newspaper of general circulation in the municipality and in the area proposed for annexation.

Hearings.

At such public hearing all persons resident or owning property in the municipality or in the area proposed for annexation may be heard on the question of the annexation of such area by the municipality; provided, however, that any property owner may withdraw his consent at any time through the date of the public hearing.

Section 4. If after such public hearing the governing body determines that the annexation to the municipality of the area proposed in the application would be in the best interest of the residents and property owners of the area proposed for annexation and of the citizens of the municipality, said area may be annexed to the municipality by the adoption of an annexing ordinance.

Same.

Contiguous
area.

Section 5. "Contiguous area" shall mean any area which, at the time annexation procedures are initiated, coincides with the municipal boundary on at least one-eighth of the area's aggregate external boundary. Any area separated from the municipal boundary by a street or street right-of-way, a creek or river, the right-of-way of a railroad or other public service corporation, lands owned by the city, lands owned by a county, or lands owned by the State of Georgia shall be a "contiguous area" within the meaning of this Act when such area coincides with either the municipal boundary or such land or both on at least one-eighth of such area's aggregate external boundary. Provided there shall be no annexation across the boundary lines of any political subdivision under the provisions of this Act.

Section 6. A municipality exercising authority under this Act shall make plans for the extension of services to the area proposed to be annexed and shall, prior to the public hearing provided for in section 3 of this Act, prepare a report setting forth such plans to provide services to such area. The report shall include:

Report.

(a) A map or maps of the municipality and adjacent territory to show the following information:

(1) The present and proposed boundaries of the municipality.

(2) The present major trunk water mains and sewer interceptors and outfalls, and the proposed extensions of such mains and outfalls as required by this Section.

(b) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans shall:

(1) Provide for extending police protection, fire protection, garbage collection and street maintenance services to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality.

prior to annexation. If a water distribution system is not available in the area to be annexed, the plans must call for reasonably effective fire protection services until such time as water lines are made available in such area under existing municipal policies for the extension of water lines.

(2) Provide for extension of major trunk water mains and sewer outfall lines into the area to be annexed within twelve months of the effective date of annexation so that when such lines are constructed property owners in the area to be annexed will be able to secure public water and sewer service, according to the policies in effect in such municipality for extending water and sewer lines to individual lots or subdivisions.

Section 7. When such application is acted upon by the municipal authorities and the land is, by ordinance, annexed to the municipality, a complete survey by a competent surveyor, not necessarily a county surveyor, shall be filed as a part of the ordinance annexing the territory and a copy certified to by the clerk or similar official of the municipality shall be filed with the Secretary of State of the State of Georgia and municipal ad valorem taxes shall not apply to property within the annexed territory until January 1 of the following year. When so annexed, such lands shall constitute a part of the lands within the corporate limits of the municipality as completely and fully as if the limits had been marked and defined by special Act of the General Assembly.

Plat,
taxes, etc.

"Incorporated municipality" as used in this Act shall mean an incorporated municipality which has a population of 200 or more persons according to the 1960 Federal Decennial census or any future such census.

Incorporated
municipality.

Section 8. Nothing within this Act shall prohibit the municipality from requiring the residents of the new annexed area to use city owned utilities when they are available.

Utilities.

Section 9. Within thirty (30) days of the effective date of the ordinance annexing such land to the municipality,

Declaratory
judgment.

any resident elector of the area so annexed or of the municipality, or any property owner of such area or of the municipality, may bring a petition for declaratory judgment in the superior court of the county of the legal situs of the annexing municipality to determine the validity, in accordance with this Act, of the application and the municipality's action thereon. Whenever such a petition is filed with the municipal governing body shall file with the court the record of their official actions in regard to such application and a certified copy of the annexing ordinance.

The judgment of the court on any such petition may declare the annexation ordinance null and void upon a finding that the application, and the municipality's action thereon, are not in substantial compliance with this Act. Upon a finding that procedural defects or defects in the plan for service to the annexed area exist, the court shall, where possible, frame a judgment to perfect such defect and uphold the ordinance.

Actions provided for in this section shall be in accordance with the Declaratory Judgment Act, and any aggrieved party may obtain a review of a final judgment under this section as by law in other cases provided.

Section 10. All laws and parts of laws in conflict herewith are hereby repealed.

Approved March 10, 1966.

MEMORIAL TO COMMEMORATE WALTER F.
GEORGE.

No. 160 (Senate Resolution No. 55).

A Resolution.

Authorizing a statue, bust or other memorial of Walter Franklin George to be placed in the halls of the Capitol of the State of Georgia; and for other purposes.

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."

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.

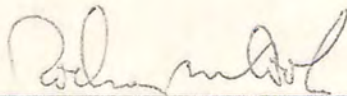
Motion was then made by Mr. Cotsakis, seconded by Mr. Griggs and carried by majority vote that the following wording be deleted from Paragraph II A.4. - "Should the owner elect to rehabilitate a structure he will be permitted to do so provided he complies in full with all codes and ordinances; also,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

Mr. Flanigen voted adversely to both actions.

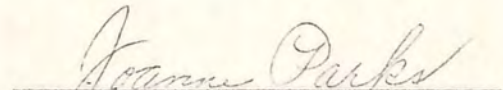
There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:



Rodney Cook
Chairman



Joanne Parks
Secretary

January 27, 1967

File

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held in Committee Room #1, Second Floor, City Hall, Friday, January 27, 1967 at 2:00 P. M.

The following members were present:

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

Also in attendance were:

Robert Sommerville
Earl Landers
Collier Gladin
George Aldridge
Malcolm Jones
Pierce Mahony
Dan Sweat
Bob Bivens
Ray Nixon
Darwin Womack
William Howland
M. B. Satterfield
Elmer Moon
George Berry
Howard Openshaw
Les Persells

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

Regarding the minutes of the December 14, 1966 meeting (see page 3) Alderman Flanigen requested (by letter of January 6, 1967) that the following clarification be added regarding the discussion of the \$450,000 allocated for the study of additional housing units: He raised the question of who was to guarantee this loan from the Federal Government and Mr. Satterfield advised that when, as, and if a project was approved this amount would be added to the cost of that project, but he was rather evasive on what would happen if no project was approved, but inferred that it would not be charged to the City; in seconding the motion to adopt the Resolution, Mr. Flanigen made it clear that this would not be charged to the City.

Mr. Gladin gave a brief 35 mm slide presentation on the Demonstration Cities Program and what Atlanta has done thus far to take advantage of it.

He stated it has been under consideration for the past six to eight months and represents a logical extension of the Community Improvement Program — the Demonstration City project being one of the first phases of implementation. He also explained that the City had received the official guide lines from the Federal Government and is now proceeding with the preparation of an application for planning funds and it is anticipated it will be completed and submitted to Washington by March 1; that if these planning funds are granted, it would then entail some nine to twelve months to complete a final application for implementation funds and would eventually require five years to complete the program.

There was a brief discussion about funds and it was pointed out that there had been no actual appropriation beyond the initial allocation of twelve million dollars for planning grants for fiscal '67.

Mr. Gladin said that this program places major emphasis on citizen participation and as a result, two neighborhood meetings have been scheduled for the purpose of presenting this program to the residents of the project areas; that Mayor Allen will be conducting these presentations, explaining the program to the people and seeking their support. Further, he stated that Mr. Johnny Robinson, under a Sterne Foundation Grant, is working out of Dan Sweat's office and has the responsibility of publicizing the program. This is in addition to considerable press and television coverage. Mr. Gladin commented this program will also place more emphasis on social rehabilitation than has ever been done before and major efforts made to rehouse the people as they are displaced by staging the developments (on a block-by-block basis if necessary) so as to avoid wholesale relocation, as has been experienced in the past.

Mr. Sommerville stated he supported the submission of the application, but he questioned the ability of the city planning staff, which he stated is too slight as it is, to submit an application within a six weeks period that would meet the Federal guide lines - particularly "innovation", on which so much emphasis is being placed. He also made the observation that this program has been oversold nationally and he feared it was in danger of being oversold locally; that he questioned greatly some of the statistics shown on the slides and the choice of some wording being used in connection with the program, particularly that Atlanta "expects" to be a model city. He stated we have no basis on which to "expect" Atlanta will be one. He reiterated his support of the application submission but again warned that it was very dangerous for the City to oversell what it was capable of producing in so short a time.

Mr. Gladin explained that the preparation of this planning application is not restricted to just the city planning staff, but involves many agencies whose staffs have been working on the matter for a year and the results at this point do not merely represent a six weeks effort, but actually about a year and a half to two years. He also explained that it is not contemplated there will be an additional large staff to implement this particular project,

but rather a smaller coordinating staff (5 to 6 people) working directly out of the Mayor's office under a program coordinator who will be responsible for coordination of all activities of the responsible agencies involved.

The Committee agreed with the principle but raised the practical objection as to staff availability.

Mr. Gladin explained that in developing the application, proposals will be made for administering the program but at this point all of these questions have not been answered.

Mr. Sweat re-emphasized that it is only being requested at this point to file an application for planning funds; that a massive amount of research material has resulted from the CIP study and Atlanta has more information from which to put together an application than any other city, except perhaps those who have a completed CIP study. He suggested that a copy of the complete program guide lines should be furnished to the Committee members as soon as possible.

Mr. Cook concluded by requesting that Mr. Gladin inform the neighborhood residents that this program is still in the preliminary stages and that funds were not yet available for execution.

Colonel Malcolm Jones gave the following report in behalf of the Housing Resources Committee: The response to the Mayor's Housing Conference of November 15, 1966, calling for 16,800 additional low and medium cost standard housing units in Atlanta during the next five years (9,800 by December, 1968) has far exceeded the expectations of the Housing Resources Committee. It has been announced by Mr. Cecil Alexander, Chairman, that 51 separate projects have been proposed or are in execution, or completed; 9,311 units are completed, under construction, and/or proposed since the Mayor's Conference. A breakdown of this total was then given in three categories as follows: 3,963 units - probable; 1,540 units - being considered; and 800 units - doubtful. The 9,311 total includes 1,206 public housing units, 66 of which are being leased. In addition, 1,424 existing units are proposed for rehabilitation and of the 9,311 total, 1,652 units are estimated to be available during '67 and 4,075 available during '68 so that there is now a total of 5,727 units in sight for the next two years. Colonel Jones then stated that in addition to the Chairman and Co-Chairman initially appointed to the Housing Resources Committee, Mayor Allen is now appointing additional prominent community leaders to the Committee to serve on nine different panels — Legal, Construction & Design, Financing, Non-Profit Funds, Public Housing, Land Acquisition and Rehabilitation, Social Problems, Business Participation, and Public Information; that an organizational meeting of the entire Committee is scheduled to be held February 9 and details will be announced later. Colonel Jones concluded by informing the Committee that Mr. William W.

Gates, retired former Chief Underwriter for FHA in Atlanta, has accepted an appointment as Special Advisor to the Housing Resources Committee and will be available in the committee office in the City Hall each Thursday to advise and assist builders and developers interested in FHA programs; further, their Committee is trying to keep an inventory of the different projects and proposals coming up and would appreciate receiving any information on such matters. (Copy of Report attached).

Mr. Cook asked how many of the 5,727 units would be public housing, to which Colonel Jones replied 2,406.

Mr. Sommerville asked how many units in Rockdale were included in the three categories, to which Colonel Jones stated roughly 250.

Mr. Satterfield gave a brief resume of the time schedules on various projects with statistics (Thomasville, McDaniel, Rockdale, etc.) and Mr. Cook subsequently requested of Mr. Satterfield a chronological listing of these projects with time schedules and that each member of the Planning & Development Committee be furnished with a copy.

Mr. Gladin then gave each Committee member a Fact Sheet of the Nash-Washington Urban Renewal Area, along with a letter from Mayor Allen, requesting that the Planning & Development Committee reconsider its previous rejection of and approve the submission of a Survey and Planning Application for the Nash-Washington Area in view of the progress that has been made in providing housing and the future outlook. (Mayor Allen's letter contained supporting statistics, as outlined by Colonel Jones' housing report).

At this point, Mr. Gladin pointed out the need to select a name for the project.

Referring to the Fact Sheet, Pierce Mahony of the departmental staff briefed the Committee on the Survey and Planning Application, covering the following major points — Description, Goals, Proposed Reuses and Improvements; Methods and Procedures, Financing, Option on Sewers, and Possible Sources of Money.

He then stated the recommendations of the planning staff, as outlined in a memorandum to Chairman Cook, dated January 27, 1966. (See copy attached).

There was a lengthy discussion of the Nash-Washington Project, including the controversial location of the new junior high school and the major problem of relocation. It was the tenor of the conversation that the Committee members were very frustrated and disillusioned over time schedules that are continually not met because of any number of delays; that they were tired of dealing with the people on promises and unless some better assurances could be given the Committee (than had been done in the past) that housing

would be available to the people in this area, then they would be reluctant to approve the Survey and Planning Application. It was generally felt that there was, however, a favorable trend in providing adequate housing and this Committee would certainly not want to reverse or slow down this trend.

Mr. Charles Hart, 807 Commodore Drive, speaking as a layman, expressed his disappointment at past efforts in this regard, but stated he too felt the trend was favorable.

The Committee then gave tentative approval to the project, with the tentative name - "Nash-Bans Project Area" - pending further discussion of the project with area residents. The Committee stressed that evidence of neighborhood support of the program will have to precede final approval of the planning application request.

The Committee discussed a Bill to incorporate certain land adjacent to the City of East Point. This review was made in response to Representative Dick Lane's (of the 126th District) letter of January 12 to Mayor Allen requesting comment on the proposal. Mr. Bill Bush was present in behalf of the City of Atlanta Water Department. In reviewing maps of Land Lot's 1 and 37 of the 14th District (consisting of 24 parcels) and noting their relationship to the corporate limits of both Atlanta and East Point, the Committee observed (1) that this area would provide one direction in which the City of Atlanta might expand in the future; (2) one of the City of Atlanta's major water mains (approximately 1600 feet valued at \$32,000) supplying water to a large part of South Fulton County is located in Welcome All Road which runs north and south through the area under consideration and must continue to be maintained or be relocated by the City of Atlanta in order to provide uninterrupted service to Fulton County.

Mr. Leftwich then moved that the Committee take a stand against passage of the Annexation Bill. This motion was unanimously approved by the Committee and Mr. Gladin was requested that this information be conveyed to the Fulton County Delegation. (See attached sheet for additional action taken on this matter).

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,

Collie B. Gladin

Jeanne Parks


January 30, 1967

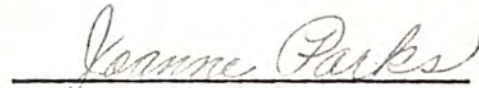
Re: EAST POINT ANNEXATION BILL

Subsequent to the January 27 meeting of the Planning & Development Committee, Mr. Landers and Mr. Cook discussed further the Committee's recommendation. Mr. Gladin was asked to draft a letter to the Fulton Delegation setting forth the following conclusion: (See Item 3 of attached letter).

Mr. Landers then contacted each of the Committee members, with the exception of Alderman Leftwich, who was out of town, to review this draft letter which needed to be forwarded to the delegation prior to their scheduled meeting on February 3, 1967.

This letter was approved by each of the Committee members, with the exception of Mr. Leftwich.


Collier Gladin
Planning Director


Joanne Parks
Secretary

jp

Complete copy of letter attached.

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

February 1, 1967

Honorable Charlie Carnes, Chairman
Fulton County House Delegation
1 Hunter Street, S. W.
Atlanta, Georgia

Dear Representative Carnes:

The Planning and Development Committee of the Board of Aldermen, at its January 27 meeting, discussed a Bill to incorporate certain land adjacent to the City of East Point. This review was made in response to Representative Lane's (of the 126th District) letter of January 12 to Mayor Allen requesting comment on this proposal.

After reviewing maps of Land Lot 1 and 37 of the 14th District, which consists of 24 parcels of land and noting their relationship to the corporate limits of both Atlanta and East Point, I was asked to relay to you the following three major observations of the Planning and Development Committee:

1. That the area of unincorporated Fulton County under consideration was contiguous to Atlanta and East Point corporate limits, therefore, this area would provide one direction in which the City of Atlanta could expand in the future. This consideration is important because in order to maintain a healthy regional center Atlanta must have the capability of growth.
2. One of the City of Atlanta's major water mains supplying water to a large part of unincorporated south Fulton County is located in Welcome All Road, which runs north and south through the area under consideration. Approximately 1600 feet of water main, having an estimated value of \$32,000 must continue to be maintained or be relocated by the City of Atlanta in order to provide uninterrupted service to South Fulton County.

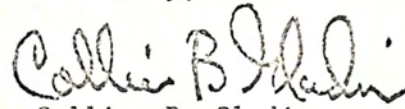
Honorable Charlie Carnes

-2-

February 1, 1967

3. Atlanta, in the past, has taken the position of letting the citizens affected in such a choice make the decision through a referendum. Therefore, the City of Atlanta feels that regardless of the preceding two conclusions, that no official stringent objections would be made providing the delegation chooses to take this course, and providing the City of Atlanta's investment in water mains in the area is protected.

Sincerely,



Collier B. Gladin
Planning Director

CBG: jp

Copy to - Members of the Fulton County
House Delegation

HOUSING RESOURCES COMMITTEE
Room 1204 City Hall
Tel. 522-4463 Ext. 430

1. In response to Mayor Allen's Housing Conference, November 15, 1966, calling for 16,800 additional low and medium cost standard housing units, in Atlanta during the next five years (9,800 by December, 1968), Cecil A. Alexander, Chairman of the Housing Resources Committee, announced today that 51 separate projects have been proposed, are in development or recently completed.

These include 3008 units in the Relatively Firm category

3963 units, Probable

1540 units, Being Considered

800 units, Doubtful

✓ Total *9311 units Proposed

(Incls. 1206 Public Housing, 66 of which are being leased)

In addition, 1424 existing units have been proposed for rehabilitation.

*Of this number,

1652 units are estimated to be available during 1967

and 4075 units are estimated to be available during 1968

Total 5727 units in sight

2. In addition to the Chairman and two Co-Chairmen initially appointed to the Housing Resources Committee, Mayor Allen is now appointing additional prominent community leaders to the Committee to serve on the following panels:

Legal	Land Acquisition and Rehabilitation
Construction and Design	Social Problems
Financing	Business Participation
Non Profit Funds	Public Information
Public Housing	

3. An organizational meeting of the entire Committee is scheduled to be held February 9. Details will be announced later.

4. The Housing Resources Committee has established a full time office in Room 1204, City Hall, Tel. 522-4463, Ext. 430.

5. Mr. Wm. W. Gates (Retired), former Chief Underwriter for FHA in Atlanta has accepted an appointment as Special Adviser to the Housing Resources Committee and will be available in the Committee office in the City Hall from 9:00 a.m. to 4:00 p.m. each Thursday to advise and assist Developers and Builders interested in FHA programs.

6. Malcolm D. Jones, Supervisor of Inspection Services, Building Department, has been designated to devote full time to acquainting Builders and Developers with the program and to assist them in its promotion. Mr. Jones would like to keep in touch with developments in all proposed projects under this accelerated program; his telephone number is 522-4463, Ext. 430.

DRAFT

Chairman of the Fulton County Delegation

Dear Sir:

The Planning and Development Committee, at its January 27th meeting, discussed a Bill to incorporate certain land adjacent to the City of East Point. This review was made in response to Representative Lane's (of the 126th District) letter of January 12 to Mayor Allen requesting comment on this proposal.

After reviewing maps of Land Lot ~~197~~^{1 and 37} of the 14th District, which consists of 24 parcels of land and noting their relationship to the corporate limits of both Atlanta and East Point, I was asked to relay to you the following three major observations ^{P&D} of the ^{At} committee

1. That the area of unincorporated Fulton County under consideration was contiguous to Atlanta and East Point corporate limits, therefore, this area would provide one direction in which the City of Atlanta could expand in the future. This consideration is important because in order to maintain a healthy regional center Atlanta must have ~~the~~ capability of growth.
2. One of the City of Atlanta's major water mains supplying water to a large part of unincorporated south Fulton County is located in Welcoln All Road, which runs north and south through the area under consideration. Approximately 1600 feet of water main, having an estimated value of \$32,000 must ~~be~~ continued to be maintained ^{or relocating} by the City of Atlanta in order to provide uninterrupted ^{South} service to ^{At} Fulton County.

~~3. Atlanta, in the past, has taken the position of letting the citizens affected in such a choice to make the decision through a referendum.~~

~~Therefore, regardless of the position of the citizens, the Del does this course.~~

DRAFT (continued)

3. Atlanta, in the past, has taken the position of letting the citizens affected in such a choice make the decision through a referendum. Therefore, the City of Atlanta feels that regardless of the preceeding two conclusions, that no official stringent objections would be made providing the delegation choses to take this course.

Provision for water main!
Number of residents or voters — use of
petition method.