

October 25, '67

Mrs. Charles F. Schmidt

470 Franklin Rd. N. E., Atlanta, Georgia

Dear Mr. Aldredge:

In lieu of my conversation with you last Monday - I too felt compelled to put in writing our feelings regarding rezoning petition # 7-67-101-FC, the NE corner of Franklin & Roswell Road.

It is indeed a pity that the Old Salem apartment developers could not leave well enough alone! If they had any love for their beautiful city, they too would contribute their part by beautifying said corner instead of turning it into another asphalt jungle! One only has to look up & down Roswell Road to see what has taken place there last few years. You will have to agree, there are many areas that leave much to be desired. If sound planning isn't put into effect immediately, it will not be long before Roswell Road will turn into another Coney Island!

It is sad that "some" business
adventurers are looking for
capital gains — at the expense
of others, with no consideration
given to the homeowners! They
care less — for as in this
case, The Tennessee Oil Co., hearts
are not involved in this
community as those who
live within. The who
live in this neighborhood are
mightily proud of it — and as
homeowners^{and} taxpayers, we are
continuously improving our
property — not destroying it!
Our only desire is that those
who will be developing it
further — will feel the same
way. That's not asking
for much.

As we travel throughout this
land of ours (which is extensive),
everyone we meet makes
reference to Atlanta as —
"Beautiful Atlanta!" The
too hope those responsible
for her future — feel likewise.

Sincerely,

Mr. ^{and} Mrs. Chuck Schmidt

Copies sent to:

Commissioners Walter W. Mitchell ^{and} Charlie Seaman
Mrs. Edith Henderson, Atlanta Journal

Telefax

WESTERN UNION

Telefax



1212P EST APR 10 67 AB157

A LLN41 PD 1 EXTRA RX ATLANTA GA 10 1137A EST

MAYOR IVAN ALLEN, DONT PHONE DLK IMMY

CITY HALL ATLA

REFERENCE MY LETTER APRIL 7 PERTAINING TO ZONING AGENDA ITEM

Z-67-320 THE FOUNDATION FOR COOPERATIVE HOUSING IS A NONPROFIT ORGANIZATION. REPEAT NONPROFIT

CECIL A ALEXANDER CHAIRMAN HOUSING RESOURCES COMMITTEE

(02):

1218P

Linda - this refers to a letter to John Flanigan from Cecil Alexander - changing word in 3rd paragraph from end from profit to non-profit. S.

Office of the Mayor

ROUTE SLIP

TO: Malcom Jones

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

CLASS OF SERVICE

This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION TELEGRAM

W. P. MARSHALL
CHAIRMAN OF THE BOARD

R. W. MCFALL
PRESIDENT

SYMBOLS

DL = Day Letter
NL = Night Letter
LT = International Letter Telegram

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

454A EST JAN 23 67 AB064

A LLY224 LLZ8 LLZ8 NL PD 12 EXTRA ATLANTA GA 22
EARL LANDERS

OFFICE OF THE MAYOR CITY HALL ATLA

DEAR SIR. AS VITALLY INTERESTED CITIZENS OF SOUTHWEST ATLANTA AND EAST POINT, WE WOULD LIKE TO EXTEND TO THE BOARD OF ALDERMAN OF ATLANTA AN INVITATION TO BE OUR GUEST AT LUNCH AND A SHORT TIME THEREAFTER AT THE CASCADE-EAST POINT ELK'S LODGE AT 2917 ELKS DRIVE SOUTHWEST (ADJACENT TO GREENBRIAR SHOPPING CENTER) ON SATURDAY JANUARY 28TH AT 1230 TO DISCUSS THE REQUESTED REZONING AND ANTICIPATED REQUEST FOR REZONING OF PROPERTY NEAR GREENBRIAR SHOPPING CENTER AND VICINITY SINCE THIS INVOLVES SUCH A LARGE AMOUNT OF ACREAGE AND THE LIVES SCHOOLS AND HOMES OF EACH OF US AND WILL REALLY DETERMINE THE TOTAL TYPE OF GROWTH WHICH THIS SECTION OF THE CITY WILL HAVE IN THE FUTURE AND SINCE IT INVOLVES WHETHER MANY OTHERS WILL REMAIN AS CITIZENS OF

Handwritten: 2/24/67

WPA EST JAN 25 1954

A LLYSIA LUIS ML RD 12 EXTRA ATLANTA GA 30

EARL LANDERS

OFFICE OF THE MAYOR CITY HALL ATLANTA

DEAR SIR, AS VITALLY INTERESTED CITIZENS OF SOUTHWEST ATLANTA AND EAST POINT, WE WOULD LIKE TO EXTEND TO THE BOARD OF ALDERMAN OF ATLANTA AN INVITATION TO BE OUR GUEST AT LUNCH AND A SHORT TIME THEREAFTER AT THE CASCADE-EAST POINT ELK'S LODGE AT 2917 ELKS DRIVE SOUTHWEST (ADJACENT TO GREENRIAR SHOPPING CENTER) ON SATURDAY JANUARY 28TH AT 12:30 TO DISCUSS THE REQUESTED REZONING AND ANTICIPATED REQUEST FOR REZONING OF PROPERTY NEAR GREENRIAR SHOPPING CENTER AND VICINITY SINCE THIS INVOLVES SUCH A LARGE AMOUNT OF ACREAGE AND THE LIVES, SCHOOLS AND HOMES OF EACH OF US AND WILL REALLY DETERMINE THE TOTAL TYPE OF GROWTH WHICH THIS SECTION OF THE CITY WILL HAVE IN THE FUTURE AND SINCE IT INVOLVES WHETHER MANY OTHERS WILL REMAIN AS CITIZENS OF

C-

3519

CLASS OF SERVICE

This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION

TELEGRAM

W. P. MARSHALL
CHAIRMAN OF THE BOARD

R. W. MCFALL
PRESIDENT

SYMBOLS

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Lly 224/2638

ATLANTA AND EAST POINT OR WHETHER EXECUTIVE CALIBER PEOPLE WILL BE MADE UNCOMFORTABLE IN THIS SECTION OF THE ATLANTA AREA WE WOULD LIKE TO DISCUSS AND SHOW YOU THIS AREA AND THE IMPACT OF YOUR DECISIONS FOR IT, FROM OUR POINT OF VIEW. IF YOU CANNOT BE WITH US ON SATURDAY JANUARY 28TH, BUT CAN COME AT ANOTHER TIME, WE WOULD LIKE FOR YOU TO JOIN WITH US AT A TIME WHICH WOULD BE CONVENIENT FOR YOU. RSVP BY WEDNESDAY JANUARY 25TH
MRS J. R. GRAY 344-8319 AND ALSO MRS ROBERT DUCKWORTH 344-6790
SINCERELY YOURS

CONTINENTAL COLONY CIVIC CLUB
GREENBRIAR GARDEN CLUB
EAST POINT JUNIOR WOMANS CLUB
WASHINGTON COLONIES CIVIC CLUB.

ATLANTA AND EAST POINT OR WHETHER EXECUTIVE CALLER PEOPLE
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WOULD BE CONVENIENT FOR YOU. RSVP BY WEDNESDAY JANUARY 25TH
MRS J. R. GRAY 344-8812 AND ALSO MRS ROBERT DUCHICRIN 344-6790
SINCERELY YOURS

CONTINENTAL COLONY CIVIC CLUB
GREENRIAR GARDEN CLUB
EAST POINT JUNIOR WOMANS CLUB
WASHINGTON COLONIES CIVIC CLUB

C- 3520

WESTERN UNION
TELEGRAM



WESTERN UNION
TELEGRAM

*On any Occasion
it's wise
to wire*

Rupert L. Spruill, Sr.
2734 The Fontainebleau SW
Atlanta, Ga. 30331

23 Jan 67

Dear Mr Landers.

Believe me, the attached
statement and brochure, furnish-
ed the zoning committee last
year, is a factual portrayal
of the "sales pitch" given
the purchasers of property
here in Continental Colony.

You can, see, why
Rupe says this is a "Moral
issue", and as such we
need the fullest support
of our elected representatives.

Thanks!

Rupe Spruill
Office 752-2417
Home 344-4641

Rupert L. Spruill, Sr.
2734 The Fontainebleau SW
Atlanta, Ga. 30331

Jan 1967

Current Status:

All lakes drained except
lake north of Arrowood.

Name of Versailles changed
to Black Forest - Black Forest
is now on W and E of the
Fontainebleau. Sewer to
circle ends at the beginning
and end of Black Forest.

All the rest of the
proposed residential area
remains undeveloped.

The school has been
built.

A Lovely promise!

A Broken Dream!

See you

at the

Fountain

The Fontainebleau and Hogan Road



Continental Colony



"ATLANTA'S MOST EXCITING RESIDENTIAL AREA"

Continental Colony

"ATLANTA'S MOST EXCITING RESIDENTIAL AREA"

- Beautiful Wooded Lots—100 foot Frontage or Larger. Many on Lake Front.
- Regional Shopping Center within Walking Distance.
- Beautiful Clubhouse and Fishing Lakes within Subdivision.
- Championship Golf Course Available until Subdivision is Completed.
- Property Allocated for Elementary School.
- Completely Restricted to Protect the Investment of the Home Owner.
- Conveniently Located—Main Perimeter Expressway and Lakewood Extension Expressway nearby.
- Fountain, Gardens and Subdivision Entrances Enhance the Beauty and Value of the Homesites.



FOR INFORMATION ABOUT PROPERTY
AND HOMES CALL

SCOTT HUDGENS

REALTY & MORTGAGE, INC.

"We Know Real Estate and the People Who Buy Real Estate"

E. Virginia Avenue

PO. 7-9701

College Park, Ga.

Mr. Mayor:

file

To me the lack of a Planning Board of professional caliber and independent status is appalling for a city of this size.

The Atlanta Board is steeped in provincialism, narrow outlook that sees no more than 3 or 4 years in the future, whose prime concern is the return of an immediate tax dollar.

The day will not be far off when you will wish you had citizens to replace and supplement the upper-income group of the N W and N E sections.

SL

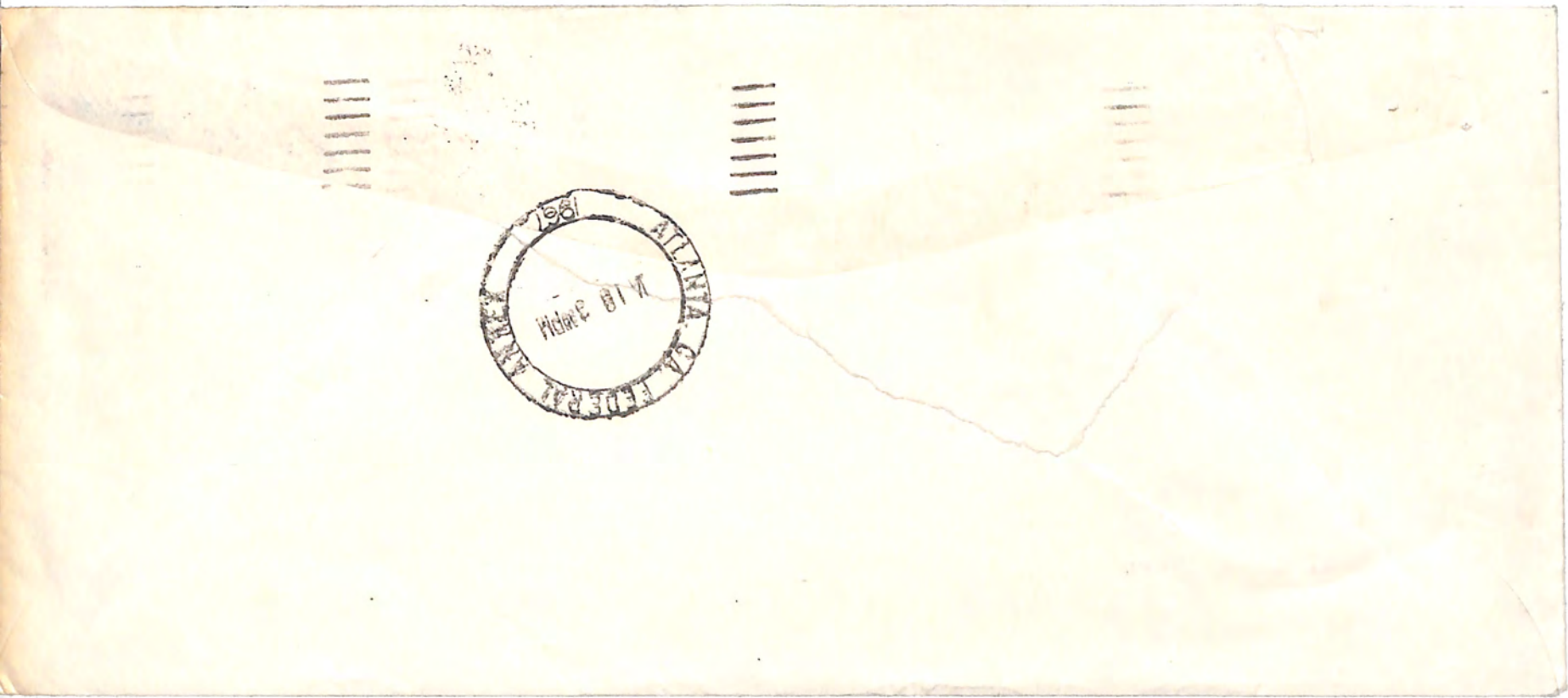
THIS LETTER FOR YOUR
INFORMATION -

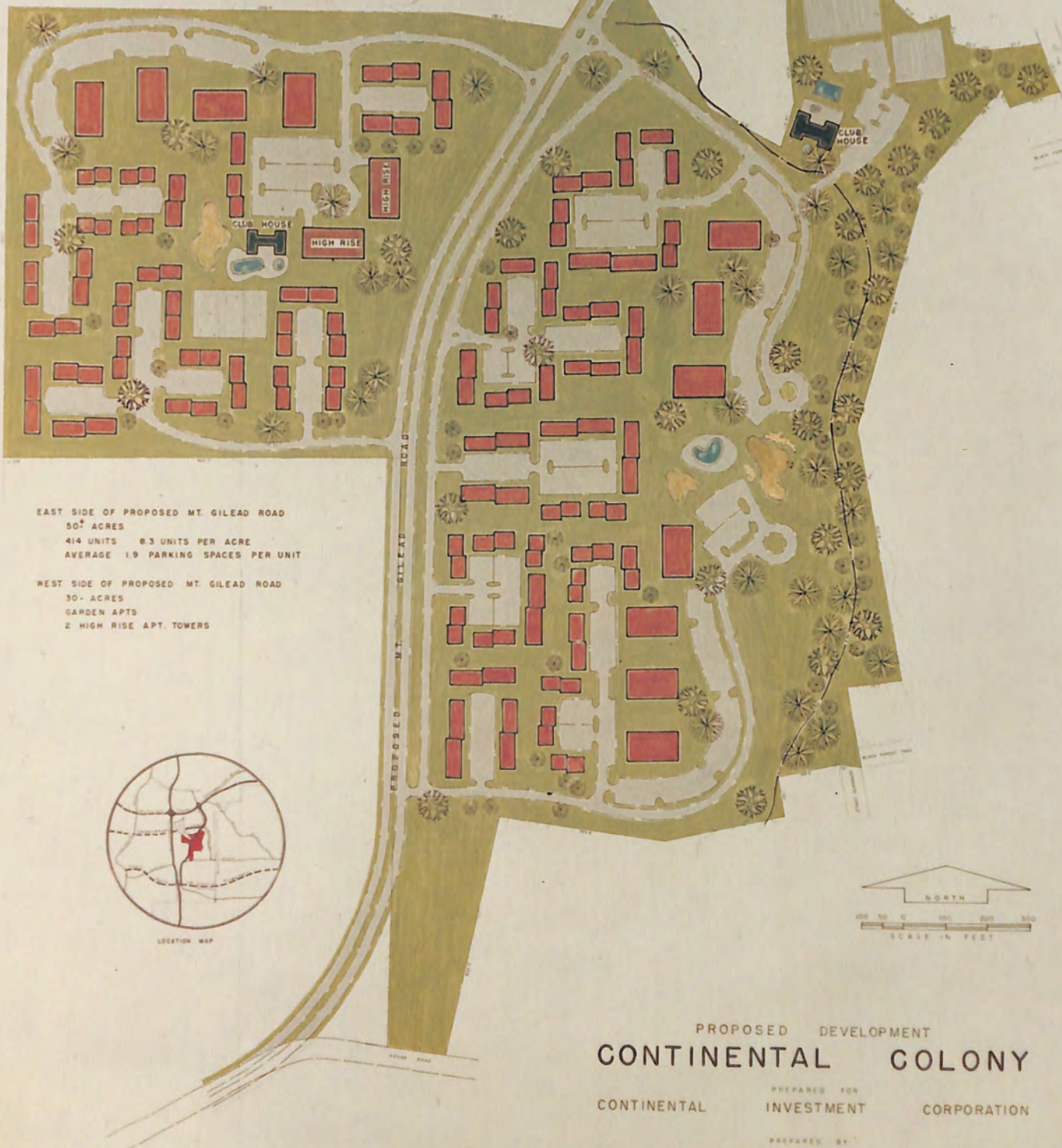
Harry S. King
2474 Black Forest Trail
Atlanta, Georgia, 30331



Mayor Ivan Allen,
City Hall,
Atlanta, Georgia 30303

Special Delivery





EAST SIDE OF PROPOSED MT. GILEAD ROAD
 50+ ACRES
 414 UNITS 0.3 UNITS PER ACRE
 AVERAGE 19 PARKING SPACES PER UNIT

WEST SIDE OF PROPOSED MT. GILEAD ROAD
 30+ ACRES
 GARDEN APTS
 2 HIGH RISE APT. TOWERS



LOCATION MAP

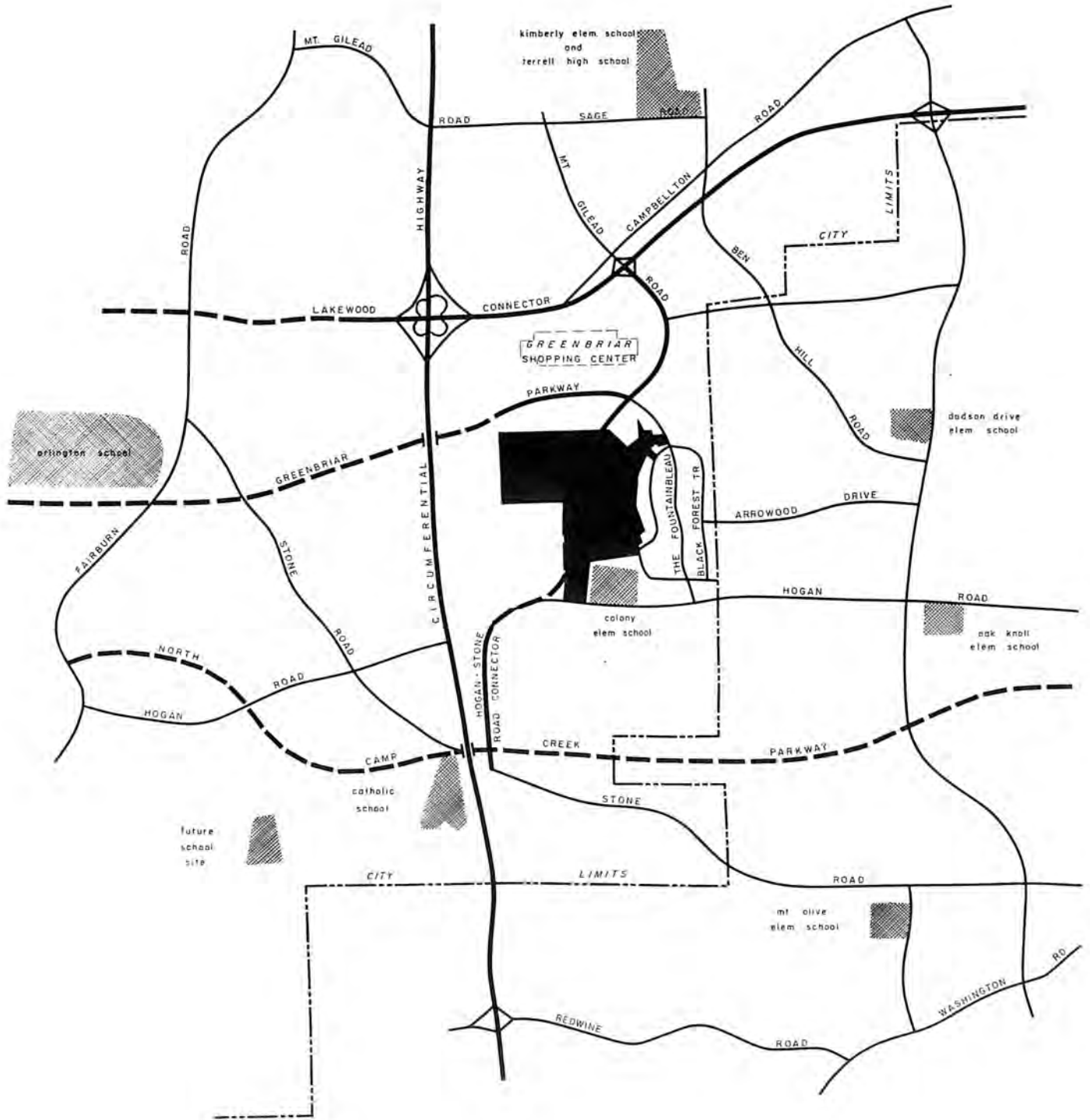


PROPOSED DEVELOPMENT
CONTINENTAL COLONY

PREPARED FOR
 CONTINENTAL INVESTMENT CORPORATION

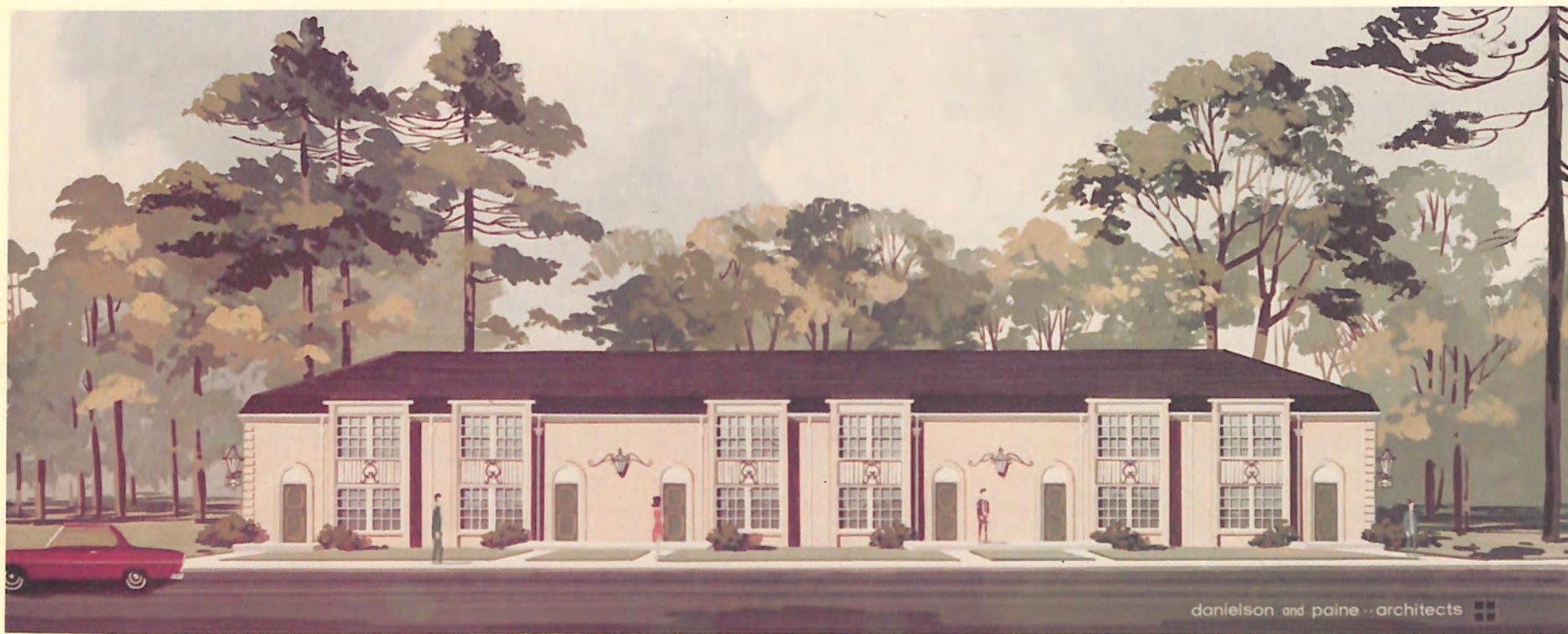
PREPARED BY
 WILLARD C. BYRD AND ASSOCIATES
 LANDSCAPE ARCHITECTS TOWN PLANNERS ONLY COURSE 12TH FLOOR
 ATLANTA, GEORGIA

DEC 1966



AREA MAP
CONTINENTAL COLONY

ADDITIONAL VIEW OF
PROPOSED APARTMENTS



FRONT VIEW OF PROPOSED
APARTMENTS



PROPOSED CLUBHOUSE
FACILITY



danielson and paine architects

Continental Colony

a development of
continental development corporation

Continental Colony News

Published By Continental Development Corp., Atlanta

\$18 Million SW Complex



Apartments In A Garden Setting Will Be The Feature Of The Proposed \$18 Million Continental Colony Complex

Civic Leaders Hail Benefits To Area Residents

Continental Development Corporation has announced it will invest a minimum of \$18 million in the future development of Southwest Atlanta with the construction of a luxury apartment complex immediately south of Greenbriar Shopping Center.

The announcement was hailed by Southwest Atlanta businessmen, civic and professional clubs, public officials and residents as a tremendous asset for the area.

The directors of the West End Business Men's Association, in a resolution adopted Dec. 30, 1966, said the establishment of the luxury apartments "would be beneficial to the economy and well-being of this area."

Continental Development Corporation President Fred J. Schwaemmle, Jr., said the prestigious complex will have an elaborate \$120,000 clubhouse facility—scheduled to have indoor and outdoor swimming pools, tennis courts and golf putting greens — which will be made

available to residential owners in the adjoining Continental Colony Residential subdivision.

Mr. Schwaemmle also reported the new development will be separated by a landscaped area at least 150 feet wide from the adjacent residential area.

The overall design of the screening and buffer zone will be laid out according to a design by award-winning landscape-architect Willard C. Byrd.

"The buffer zone will be in a park-like setting," Mr. Byrd said, "and it will be designed not only to screen but to look attractive." The plantings will include grass, hedges, shrubs and such flowering trees as magnolias and dogwood.

Creation of the apartment complex will also serve as a buffer zone between the residential subdivision and the commercial property planned at Greenbriar, commented Terry B. Knight, who is one of the 50 appraisers in Georgia

designated a MAI (a Member of American Institute of Real Estate Appraisers).

"In fact," Mr. Knight said, "it is my opinion as an appraiser that this proposed (apartment) development will provide that most desirable buffer between the single-family residential subdivision and the area zoned commercial which will be developed in the near future with various types of improvements."

Traffic engineers said the development of the apartment complex also will relieve the heavy flow of vehicles on the residential streets of Continental Colony created by people driving to Greenbriar from the south.

An extension of Mt. Gilead Road is proposed to run through the apartment complex and, linking the four-lane Hogan-Stone Road connector and the proposed four-lane North Camp Creek Parkway, remove much of the through traffic which now uses The Fontainebleau

Please Turn to Page 4

Colony Developers Have Deep Roots In Area

Continental Development Corporation is the creation of a group of Atlantans whose roots go deep in the phenomenal growth of Southwest Atlanta.

In addition to Continental Colony Sub-division, these men have created some of the finest residential subdivisions, apartment projects, shopping centers, commercial properties and professional buildings throughout the Metropolitan Atlanta area but with a heavy concentration of their activities in the southwest section.

Fred J. Schwaemmle, Jr., president and treasurer of Continental Development, was reared in College Park where he attended public schools prior to graduating from Davidson College in North Carolina. He is active in the Dogwood Hills Baptist Church, is past president of South Fulton Boys Club and is a director of the Greater Atlanta Apartment Owners Association. He resides with his family at 3108 Sorrento Circle, S.W.

Mr. Schwaemmle's subdivision developments include Sun Valley, East Point's largest subdivision; Jamestown and Continental Colony. In addition, he has built, owns and manages four apartment complexes in Greater Atlanta.

Scott Hudgens Jr., chairman of the board, Continental Development, is also a native of Southwest Atlanta where he attended the public schools before enrolling in Georgia State College. He is active in the Red Oak Baptist Church and has served on the College Park Board of Zoning Adjustment and the Fulton County Zoning Advisory Committee. Mr. Hudgens is a veteran of World War II. He resides with his family at 4290 Janice Drive, S.W.

He is chairman of the board of Scott Hudgens Realty and Mortgage Company and is the developer of the North Dealb Shopping Center, South Fulton Medical Plaza and the Arrowhead Shopping Center along with the Jamestown Sub-division in College Park.

Ridley T. Nichol, secretary of Conti-

Hawn 'Welcomes' Luxury Apartments

W. R. Hawn, managing partner of Greenbriar Shopping Center, said he would welcome "well planned and well constructed, luxury apartments in the Greenbriar area."

Mr. Hawn said he feels "this area is now and will continue to develop into the hub of Southwest Atlanta. We expect to see well planned office and business developments around us, and this type of development certainly calls for the support of multi-family dwellings."

Declared Mr. Hawn, "We feel that luxury-type apartments would be a definite asset."

At the same time, Mr. Hawn said he would oppose "low rental apartments or any type of housing that would downgrade the area."

Continental Development, is the only official of the corporation who was not born and reared in Southwest Atlanta—he was raised on the north side. He attended Atlanta public schools, Vanderbilt University and the Wharton School of Business, University of Pennsylvania. Before going into real estate development, he served as city manager of College Park. He is a member of St. Ann's Episcopal Church, and he resides with his family at 1897 W. Wesley Road, N.W. Mr. Nichol is president of the Scott Hudgens Realty and Mortgage firm, and is a veteran of World War II.

W. C. Cato, vice president of Continental Development, is a native of Southwest Atlanta. He is active in Headland Heights Baptist Church, Lakeside Country Club and the Homebuilders Association of Metropolitan Atlanta. He and his family reside at 2804 Headland Drive, S.W.

Mr. Cato is owner and manager of the Lexington Apartments in East Point and his subdivision developments include Carriage Colony, Wexwood Glenn, Jamestown, Williamsburg and Headland Forest.

R. L. Brand Jr., a director of Continental Development, was reared in

Southwest Atlanta where he attended public schools. He is a deacon of Beecher Hills Baptist Church and a member of the Kiwanis Club. Mr. Brand lives with his family at 3073 Cascade Road, S.W. He is partner in the Brand-Vaughn Lumber Company.

Mr. Brand has participated in numerous developments in metropolitan Atlanta.

C. H. Vaughn, also a Continental Development director, joined Mr. Brand in the establishment of their lumber company following their discharge from military service during World War II. He is a member of Beecher Hills Baptist Church, and lives with his family at 1551 Blvd. Lorraine, S.W.

Eugene V. Starr, a director of Continental Development, was born and reared in Southwest Atlanta where he attended public schools. He is a member of East Point Christian Church, South Fulton Chamber of Commerce and Lakeside Country Club. He and his family live at 2961 Kimmeridge Drive, S.W.

Mr. Starr has built some 200 homes along with a number of apartment units and has participated in the development of numerous subdivisions.

Covenant Gives 150-Foot Buffer Zone Between Apartment Complex & Homes

Continental Development Corporation has entered into a covenant establishing a 150-foot buffer zone between the planned \$18-million luxury apartments and the rear property lines of residences on Sorrento Circle and Black Forest Trail.

The full text of the covenant, which will be filed at the Fulton County Courthouse after the property is properly rezoned, states:

GEORGIA
FULTON COUNTY

COVENANT

This Covenant made this the 12th day of December, 1966, by Continental Development Corporation, a corporation of Fulton County, Georgia.

WITNESSETH:

WHEREAS, Continental Development Corporation has made application to the City of Atlanta to re-zone approximately eighty (80) acres of its land in Land Lots 228 and 229 of the 14th District of Fulton County, Georgia, from R-4, Residential to A-1 and AL Apartments.

NOW, THEREFORE, Continental Development Corporation does hereby covenant and agree to the following terms and conditions upon the re-zoning of said property as requested:

1.

To provide a 150 foot area from the north property line of Continental Colony School northerly to The Fontainebleau, along the rear line of the residential lots facing Sorrento Circle and Black Forest Trail, on which no permanent buildings will be erected for 15 years from this date.

IN WITNESS WHEREOF, the undersigned, as President of Continental Development Corporation, has hereunto set his hand and affixed the corporate seal the day and year first above written.

CONTINENTAL DEVELOPMENT CORPORATION
By Fred J. Schwaemmle, Jr., President

Signed, sealed and delivered
in the presence of:
Clifford Oxford
Brenda M. Lord

Notary Public: Notary Public, Georgia, State at Large
My Commission Expires Oct. 29, 1969



These Apartments To Grace Proposed Colony Complex; Front and Rear To Look Alike Near Residences

Little Effect On Schools Seen For Complex

Plans of the Atlanta Board of Education assure adequate school facilities to accommodate the developments of the Continental Development Corporation, said president Fred Schwaemmle, Jr., himself a parent and resident of the Greenbriar area.

"The site for the Continental Colony elementary school was included in the original development plans of the corporation and the Board decided upon this site at the urging of the corporation. This site was sold to the Board of Education at cost.

"The school is architecturally designed to accommodate the addition of eight classrooms to the north without interfer-

ing with the overall operation or design. This school was established in this area to accommodate children living on the east side of the perimeter highway.

"Approximately 50% of the present enrollment comes from the west side of the perimeter highway, an area to be served by the new Ben Hill School and a school to be located in the Brentwood sub-division, a site established in the overall land plan of this sub-division."

Mr. Schwaemmle said it can be readily seen that the Atlanta Board of Education is cognizant of the development in this area and appropriate plans have been developed to assure the orderly construction of adequate school facili-

ties to accommodate the anticipated growth. The corporation has always endeavored to advise the school authorities of its plans in this area and they have acted accordingly.

Surveys of apartment complexes of similar character and complexion of the ones proposed readily indicate an extremely small percentage of school age children.

'Mr. West End' Says SW Growth Depends On Colony Complex

Edgar E. Schukraft, widely known as "Mr. West End," says the creation of the \$18 million Continental Colony apartment complex is "a real move in the right direction for this section."

"This area is on the threshold of a great forward movement," commented Mr. Schukraft, former president of the West End Business Men's Association, "and this project is of the utmost importance to Southwest Atlanta."

Too long, Mr. Schukraft said, Southwest Atlanta has failed to participate to its full potential in the dynamic growth of Metropolitan Atlanta.

"But now this whole section is ready to go, and it is almost imperative that the Continental Colony complex be developed as planned," he said. "This will be a real factor in the future growth of Southwest Atlanta.

"Now we have the opportunity to step out," he declared, "and we should do it without delay."

Benefits To Area Residents

Real estate specialists report the proposed \$18 million Continental Colony quality apartment complex will provide a variety of benefits to homeowners in the adjoining subdivision.

These benefits include:

1. Location of the garden-type apartments with its 150-foot park-like landscaped buffer zone "will provide the most desirable buffer" between the existing residential area and the commercial buildings scheduled to be erected on the south side of Greenbriar Shopping Center.

That's the report of Terry B. Knight, an appraiser who is assistant vice president of Citizens and Southern National Bank, who added that it was his pro-

fessional opinion that the single-family homes in Continental Colony Subdivision will not be adversely affected.

2. Creation of the luxury apartment development will include an extension of Mt. Gilead Road with the four-lane Hogan-Stone Road connector and will remove traffic bound to and from Greenbriar from the residential streets of Continental Colony Subdivision.

3. Increase the re-salability of existing homes through the added feature of the availability of the plush clubhouse facilities that will be built in the apartment complex. The \$120,000 country club-type facility will include swimming pools, golf putting and chipping greens, tennis and shuffleboard courts and other recreational facilities.



Unusual Features Of Clubhouse In Proposed New Continental Colony Complex To Include Indoor Swimming Pool

Club Facilities Open To Subdivision Residents

Residents of the Continental Colony Sub-division will be welcome to use the variety of recreational facilities—including a private clubhouse—planned for Continental Development Corporation's \$18-million luxury apartment complex.

Fred Schwaemmle, Jr., president of Continental Development, said the opportunity to enjoy the facilities will be offered "on a reasonable basis, subject to the rules and regulations established by the corporation."

Mr. Schwaemmle said the clubhouse will include lounges, formal dining and meeting rooms, billiard rooms, exercise and sauna facilities, plus appropriate swimming pools. There also will be golf putting and chipping greens, tennis and shuffleboard courts.

"These proposed facilities will be a

deciding factor in attracting quality people to the area, and an extension of these privileges to the adjoining resi-

dents will certainly make this entire area an attractive and prestige location," declared Mr. Schwaemmle.

MAI Appraiser Sees No Ill Effects

Terry B. Knight, a member of the American Institute of Real Estate Appraisers, said he does not feel nearby single family homes will be affected adversely by the \$18 - million luxury apartment development.

"In fact, it is my opinion as an appraiser that this proposed development (with the 150-foot buffer zone) will provide the most desirable buffer between the single family residential subdivision and the area zone commercial which will be developed in the near

future with various types of improvements," said Mr. Knight. "It also is a buffer from the side view of the Greenbriar Shopping Center."

Mr. Knight, who made an on-site inspection November 21 for the purpose of determining the feasibility of the proposed development, said:

"I have been in the mortgage loan business in Atlanta for 12 years and have made several loans in the Continental Colony Subdivision which adjoins the subject property. I am also an appraiser holding the MAI designation (a Member of American Institute of Real Estate Appraisers) and have made appraisals on houses adjoining the subject property.

"Based on my personal inspection of this property and seeing the proposed plot plan showing a 150-foot buffer zone between the apartment buildings and the homes on Black Forest Trail (homes nearest to the apartment) and knowing the type apartments that are proposed on this site, I do not feel the single family homes will be affected adversely."

In review, Mr. Knight said it is his opinion that "an attractive apartment project on this site would be a proper improvement and would not adversely affect the value of the surrounding property."

SW Businessmen Endorse Complex

Continued From Page 1

and Hogan Road in the residential subdivision.

Mr. Schwaemmle said the proposed apartments, where rents will begin at \$150 a month for single bedroom units, are designed to appeal to executive-type residents.

Most of the apartments will have wood-burning fireplaces, with rich wood paneling and attractive wall coverings among their many luxurious appointments. All are designed for indoor-outdoor living with enclosed patios and balconies.

Mr. Schwaemmle said the new complex, designed with a very low density

of units per acre by architects Danielson and Paine, will not create an overcrowded condition at Continental Colony School.

"Surveys of apartment complexes of similar character and completion of the one we propose readily indicate an extremely small percentage of school-age children," Mr. Schwaemmle reported.

The recreation facilities to be made available to Continental Colony subdivision residents will include the private clubhouse—which will have lounges, formal dining and meeting rooms, billiard rooms, exercise and sauna rooms—golf putting and chipping greens, tennis and shuffleboard courts.



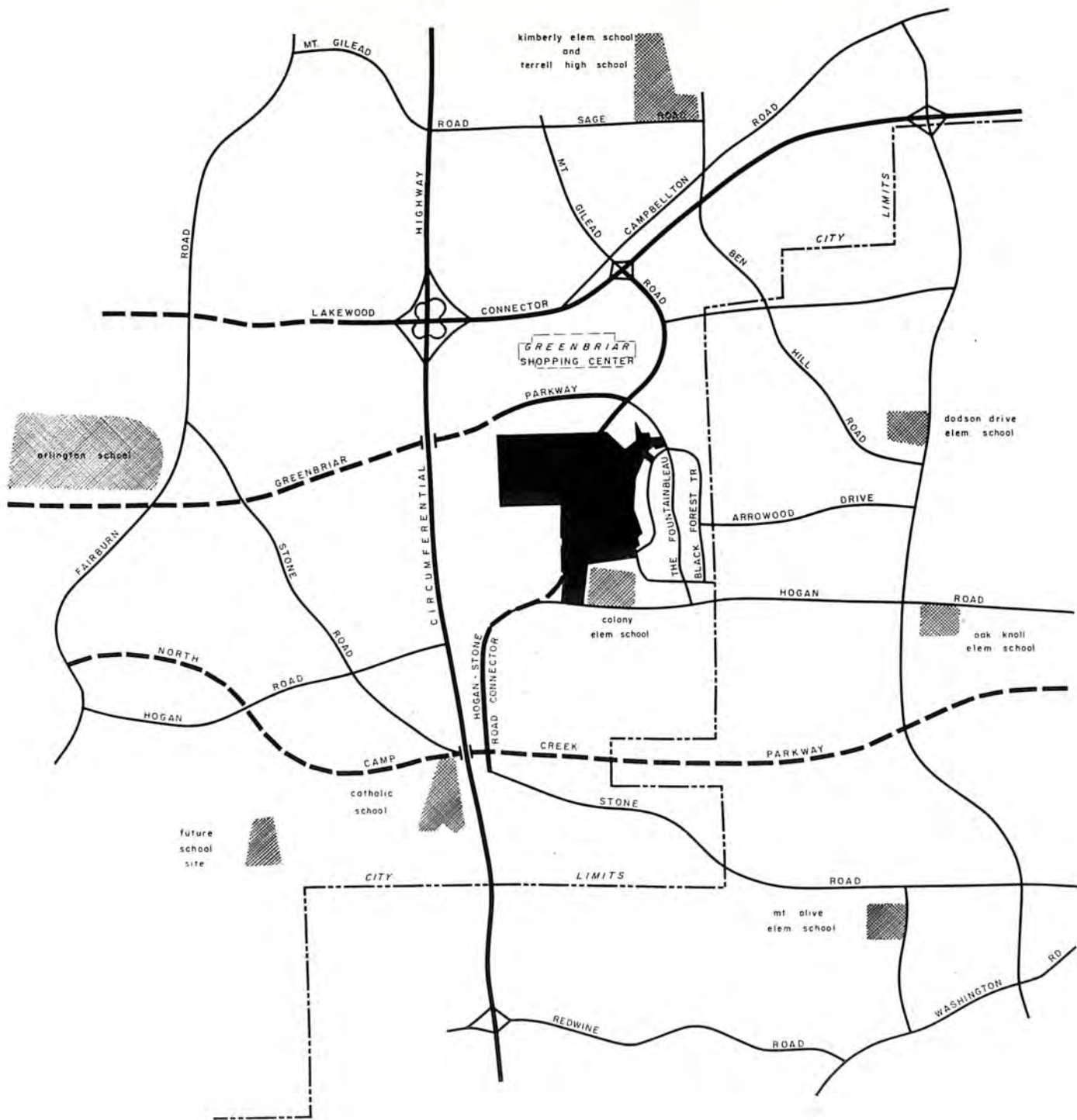
AERIAL PHOTO OF AREA
SHOWING PROPOSED PROPERTY
MARKED WITH "X" ADJACENT
TO GREENBRIAR



10-6-66

12

FLOOR PLANS OF APARTMENTS



AREA MAP
CONTINENTAL COLONY

PLAN IN DETAIL OF PROPOSED
CLUB HOUSE FACILITY

ADDITIONAL VIEW OF
PROPOSED APARTMENTS



PROPOSED CLUB HOUSE
FACILITY



danielson and paine - architects

NEW
DEC. 13, 1966

Continental Colony

a development of
continental development corporation

FRONT VIEW OF PROPOSED
APARTMENTS

J. M. FLANIGEN
245 THIRD AVENUE, SE
ATLANTA, GEORGIA 30317

Handwritten scribble

NOVEMBER 29, 1967

MR. CARL SYOVER, PRESIDENT
NATIONAL INSTITUTE OF PUBLIC AFFAIRS
1825 K STREET
WASHINGTON, D.C. 20006

DEAR CARL:

FOR YOUR INFORMATION I AM ENCLOSING HEREWITH A COPY OF MY REPORT ON THE 8TH CONFERENCE OF THE INSTITUTE.

I AM WONDERING IF IT WOULD NOT BE A GOOD IDEA TO HAVE A "GRAND FINALE" CONFERENCE COMPOSED OF TWO OR THREE MEN FROM EACH OF THE AREAS, TO BRING OUT THE BEST FEATURES OF EACH CONFERENCE.

THESE PARTICIPANTS WOULD BE SELECTED BY YOUR STAFF ON THE BASIS OF INTEREST IN AND PARTICIPATION IN THE CONFERENCES THEY ATTENDED. THESE OF COURSE WOULD BE SUBJECT TO APPROVAL OF THE LOCAL COMMITTEES.

THIS SHOULD NOT REQUIRE MORE THAN THREE OR FOUR DAYS, AND WOULD SERVE TO STRENGTHEN INSIGHT INTO THE NEEDS OF THE METROPOLITAN AREAS, SO THAT MEASURES COULD BE TAKEN TO AVOID A REPETITION OF THE LONG HOT SUMMER OF 1967.

I AM IN HOPES WE CAN ARRANGE A MEETING OF ALL OF THE ATLANTA PARTICIPANTS AFTER THE JANUARY MEETING, SO THAT EACH OF US WILL KNOW WHAT WENT ON IN THE OTHER CONFERENCES. POSSIBLY YOU OR ONE OF YOUR STAFF WOULD LIKE TO ATTEND THIS.

WITH KINDEST REGARDS TO ALL,

YOURS SINCERELY
John
J. M. FLANIGEN

CY: MAYOR ALLEN

NATIONAL INSTITUTE OF PUBLIC AFFAIRS
CONFERENCE
OCTOBER 22 TO NOVEMBER 3, 1967

J. M. FLANIGEN
CONFERENCE PARTICIPANT

Sunday, October 22:

The conference started with dinner at the Sheraton Carlton followed by an address by Dr. Garrett Hardin, Professor of Biology at the University of California.

It is difficult to reconcile biology with urban affairs, but he did it by tracing ethnic principles and the fact that any race, white, red, yellow, or black has a basic love and loyalty to its own ancestry.

The talk was provocative and brought out good discussion, especially in view of the fact that none in the group had seen each other before dinner.

Monday, October 23:

The morning session was one of orientation. We were divided into three groups: planning, politics and private sector.

Each group discussed the subjects they thought would be of interest and from this the program was finalized and assignments made for our day in the field.

In the afternoon the groups were brought together for consolidation of ideas.

The evening was free for dinner and whatever we wanted to do.

Tuesday, October 24:

The morning session was led by Professor Jules Chametsky, Associate Professor of English at the University of Massachusetts.

I seemed to be the only one in the group who thought well of his discussion. It surprised me that a man in a relatively small college would have such a knowledge and grasp of the situation in cities.

To me, he put his finger on the situation, and by a series of metaphors and examples brought the search for power by different groups (air power,

Page Two

police power, black power, and student power) and the resultant frustration leading to the use of drugs to give an illusion of power. This, to me, expressed the keynote of the entire conference: frustration.

The afternoon session was to be led by Congressman Curtis of Missouri, but he was called back to The Capitol before he could get started. But what he did say confirmed the evidence of frustration: more strikes, higher interest rates, higher wages, and inflation. The minimum wage will increase unemployment.

Again, the evening was free for our own desires.

Wednesday, October 25:

The morning session was led by Herbert Striner of the Upjohn Institute for Employment Research.

This was one of the best talks we had, and he started out by saying that everybody was an Economist, and there were two kinds: (1) The simple one to whom all things are simple to the simple, and (2) nothing is simple and economics makes simple things difficult.

He mentioned the national debt, and said that as long as the gross national product exceeded the debt there was nothing to worry about. A theory I cannot go along with completely.

In his discussion of job opportunities he made a good point in that employers are discouraging workers by insisting on complete investigation before employment. If men in need of a job report and find that they cannot be put to work until they and their records have been examined, they will give up and stay on relief.

The afternoon session was on the political situation and the possibilities of the 1968 elections.

The evening session was a briefing on our day in the field the next day. I drew the trip to Montgomery County, Maryland, where they have just passed an open housing ordinance and have qualified for urban renewal.

This trip was most interesting because of our interest in zoning and housing. Apparently the people did not worry about the open housing because of the high prices of homes (\$30 - \$40,000).

Page Three

Dinner was at the Anthony House, with debriefing session later.

Friday, October 27:

This session was given over to reports and discussion of what we had seen and learned on the field trips. The problems in Washington are not different from Atlanta, but I believe we are handling them better. A school problem, involving a new superintendent brought forth a meeting similar to the one in Atlanta the week before. However, this one was carried to the courts.

The afternoon was free time so I went to see and talk with the Health Department about how they were handling the Alcoholics. I was very much disappointed in the little time given me, but did find out that they have set up detoxification centers in all precinct police stations, with nurses in attendance. This is followed up with examinations and commitment to a hospital if necessary.

Dinner was at the Carlton, followed by a discussion on crime and the courts by Mr. Samuel Dash from the Georgetown University Law Center.

Saturday, October 28:

This was a summary of what we had gone over during the week; first a general summary by the staff and then a discussion led by a couple of teams picket from the group. I think a great deal of the week's discussion was flavored and influenced by the march on The Pentagon, which occurred the day before we got there.

The evening session was at the Washington Gallery of Modern Arts. This was the only session I could not take and left after about an hour. However, they did show some movies of the march on The Pentagon. If it was to show prowess, it was a flop. I was certainly proud of the Army in the way they handled the situation - just plain, firm discipline.

Sunday, October 29:

The morning was free and several of us went to church, others found other attractions.

The afternoon was a trip to Columbia, the new city between Washington and Baltimore. This was most interesting to see a city planned for 100,000 from

Page Four

the ground up. A central core of business surrounded by 6 or 8 "villages" of homes with shopping and recreation for each. A pavillion type theatre has been provided and contracts signed for top grade performances. The streets and walkways are so arranged that children can go to and from school without crossing a street. Mini-buses handle traffic to and from the main shopping area. Several industries have located in the city.

Monday, October 30:

The morning session was on government and covered everything from municipal to the Federal Government. It was brought out that there was a gap between the cities and the Federal Government that must be filled. The state must do its share.

Metro government has been rejected by the people in practically all cases. Combined city and county has worked in a few cases. One in particular is Nashville, which was represented at the meeting. Maryland has practically all county government. The Council of Governments (COG) in Washington seems to be an answer, temporary or interim, at least, but a stepping stone.

The discussion was continued in the afternoon with John Gunther, Executive Director of the Conference of Mayors, and Walter Scheiber, Executive Director of the Washington Council of Governments. I was pleased that Mr. Gunther spoke very highly of Atlanta in his remarks. There is no reason why our Council of Governments will not work.

The evening was free.

Tuesday, October 31:

The day's session on urban technology and systematic management was a general discussion on how technology can be fitted into politics and vice versa. A very interesting discussion on the age old problem of trying to bring these two sides together.

The evening meeting was supposed to be at the Potter's House on churches and cities, but because of a mix up on bus schedules we could not get in to the place. Congresswoman Edith Green of Oregon was the leader.

I was anxious to hear this because I think there is a place for the church in the inner city and have been interested in our own efforts with St. Jude's House, Emmaus House and the Kirkwood Center.

Page Five

Wednesday, November 1:

Before the morning session started a man from the Academy of Science came in and posed a question: "If you had several million dollars to spend in your city, what would you do with it?" There was little offered until I stuck my neck out and said I would spend it on education, making a balanced program of education and recreation available to all children. This would be a year-round program and would also include arts. This opened the flood gates and some very interesting discussion followed.

The regular session on the politics of the situation was led by staff members. The afternoon was free and I took the time to call on some friends, including Dick Russell and Herman Talmadge, but found them both busy on Committees.

The evening session was at Howard College and I think this was a mistake for we did not get a chance to see their plant. The session was very interesting to me. It was led by Dr. J. P. Speigel of Brandies University. It was mostly statistical data, which probably accounted for the unfavorable comments of some.

It was an analysis of the cause of riots and disorders and an attempt to relate them to events and conditions. However, when they seemed to have established a trend, a riot would occur where least expected.

Thursday, November 2:

In this session, the discussion was led by Congressman Joseph Karth of Minnesota and Congressman McDade of Pennsylvania. Both were good and made a very good presentation of the view from Capitol Hill on crime as the number one problem today.

Figures quoted indicated that 50% of crime is committed by narcotics, and this cannot flourish without corruption. Also quoted was an estimate that the annual take of crime is \$7 billion - the major sources being narcotics, loan sharks, numbers racket, and slot machines.

The afternoon session was led by Mr. John Baker of the Agriculture Department. Contrary to expectations, his talk was not on farms and produce, but on planned use of land to prevent slums and poverty in rural areas. One example he gave that was news to me is an organization of South Georgia counties around Jesup, Baxley, Lyons and Reidsville. Here an effort is being made to promote industry to provide jobs and job training and stop the migration to the cities.

Page Six

To sum up the entire conference, I would say it was well planned and excellent in subjects chosen. To express the findings in a few words, I would say the people, all people, are frustrated and want to be heard, to feel that they have a part in making things go.

There was considerable talk of "power structure" to which my reply was "We do not have a power structure in Atlanta."

J. M. Flanigen
November 23, 1967

November 21, 1967

Mr. and Mrs. C. V. Verlander
1284 Lynway Lane, S. W.
Atlanta, Georgia

Dear Mr. and Mrs. Verlander:

This will acknowledge receipt of your letter on
the proposed rezoning on Sewell and Fairburn
Roads.

I am forwarding this information to the Zoning
Committee for recording.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Zoning Committee

25

November 22, 1967

Mrs. Gertrude G. Butler
2765 Bonnybrook Drive, S. W.
Atlanta, Georgia 30311

Dear Mrs. Butler;

This will acknowledge receipt of your letter and the copy of your letter to Mr. Milton Farris regarding the rezoning on Sewell Road.

Since the Board of Aldermen has acted on this petition and denied it, I would assume this is sufficient answer to your letter.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

COL. C. A. BUTLER (RET.) • 2765 BONNYBROOK DRIVE, S. W. • ATLANTA 11, GEORGIA

The Hon. Ivan Allen, Jr.
Mayor City of Atlanta,
City Hall,
Atlanta, Ga.

Dear Mayor Allen,

We, the people of S. W. Atlanta, are becoming very much concerned over what is happening to our section of the city. I am taking the liberty of sending to you a copy of a letter which I recently mailed to Alderman Milton Ferris. I think the above-mentioned letter speaks for itself.

We hope that we will be given some relief from this intolerable situation which is so unfair and that we may continue to live in and enjoy the beautiful city of Atlanta.

Neither my husband nor I have ever engaged in political activity, other than to vote. However, if the present trend continues I can assure you that in any future campaigns for city officials we will both be very actively engaged against the present incumbents.

Thanking you, I am

Respectfully yours,

Gertrude G. Butler

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sw 2. 9 cell
gr. 6 box

2765 Bonnybrook Dr. S. W.
Atlanta, Georgia
Nov. 14, 1967

Mr. Milton Ferris
Alderman 7th Ward
Atlanta, Ga.

Dear Mr. Ferris,

As a resident of 7th Ward I wish to protest for myself and many other voters here in S. W. Atlanta the changes taking place in our section of the city. I am referring to the transition neighborhoods around Sewell, Cascade Heights, Cascade Rd. and like places, also the new project for low-cost housing in the vicinity of Holy Family Hospital recently passed by the zoning board.

Although I realize the problems regarding housing, I question why we in S. W. Atlanta are being so deeply involved and leaving other sections in Atlanta untouched. If the program is good for one part of the city why not all?

We, your constituents, believe the housing should be city wide. We like this section and want to see it developed but not to be used as a guinea pig.

We appeal to you, our alderman, to use your influence to give us some relief and move some of these plans to other sections of the city.

Respectfully yours,

Gertrude G. Butler

copy

2.

November 22, 1967

Mrs. J. Earl Carson, Sr.
1635 Westwood Avenue, S. W.
Atlanta, Georgia 30310

Dear Mrs. Carson:

This will acknowledge receipt of your letter regarding the rezoning on Sewell Road.

Since the Board of Aldermen has acted on this petition and denied it, I would assume this is sufficient answer to your letter.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

1635 Westwood Ave. S. W.
Atlanta, Georgia 30310
November 19, 1967

The Honorable Ivan Allen, Jr.
Mayor of Atlanta, Georgia

Dear Mayor Allen;

I have been somewhat disturbed for some months about our Southwest section of Atlanta.

I cannot for the life of me see why we the citizens of Westend and Cascade Heights have to take the whole brunt of the deal when it comes to the "intergration" problem. It has really been thrashed down our throats too, much.

I was reading in two of our newspapers where several of our Organizations were going to do something about it. I do hope and pray that they can and am appealing to you as Mayor to help us. After all we cannot all live in the N. E. and N. W. sections of our fair city, but we love our homes and friends as you all do.

Why can some of these low cost housing projects be put in other sections as these Newspapers pointed out? And also why can't some of the colored be there also? I am always reading where you say how well the Southwest sections meets the "intergration" problem. It looks as though the U.S. supreme court and the City officials push it down our throats.

I was so disturbed to read where some observer said, that Mayor Allen was "hell-bent", to push this housing problem through. Why can't areas like Lenox Square and Buckhead have their pro-rata share of these?

Please see if a fair deal in matters concerning the things of which I have mentioned above, cannot be made fair and Christian to all of us!

Sincerely yours,

Blaunde H. Carson

Mrs. J. Earl Carson, Sr.

v. n. sp

November 20, 1967

Mr. Lamar Willis
1846 Rogers Avenue, S. W.
Atlanta, Georgia

Dear Mr. Willis:

This will acknowledge receipt of your letter of November 16th regarding the proposed rezoning in your neighborhood.

As this matter addresses itself to the Zoning Committee, I am forwarding it to the Chairman in order that your opinion may be recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. Gordon Shirley

25.

November 15, 1967

Mr. D. W. Linkler
4020 Emma Lane, N. E.
Atlanta, Georgia 30305

Dear Mr. Linkler:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

As this matter addresses itself to the Zoning Committee, I am forwarding it to the Chairman in order that your opinion may be recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

2.

November 15, 1967

Mr. J. Wayne Jones
376 Allison Drive, N. E.
Atlanta, Georgia 30305

Dear Mr. Jones:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

As this matter addresses itself to the Zoning Committee, I am forwarding it to the Chairman in order that your opinion may be recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

November 15, 1967

Mr. Bernard Feifer
154 LeBrun Road, N. E.
Atlanta, Georgia

Dear Mr. Feifer:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

As this matter addresses itself to the Zoning Committee, I am forwarding it to the Chairman in order that your opinion may be recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

November 15, 1967

Mrs. John M. Frey
56 Laurel Drive, N. E.
Atlanta, Georgia 30305

Dear Mrs. Frey:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

As this matter addresses itself to the Zoning Committee, I am forwarding it to the Chairman in order that your opinion may be recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

November 15, 1967

Mr. Ted L. Somerville
3926 Land O'Lakes Drive, N. E.
Atlanta, Georgia 30305

Dear Mr. Somerville:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

As this matter addresses itself to the Zoning Committee, I am forwarding it to the Chairman in order that your opinion may be recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

November 14, 1967

Mr. and Mrs. Jim Peavy
204 Land O'Lakes Court, N. E.
Atlanta, Georgia 30305

Dear Mr. and Mrs. Peavy:

May I acknowledge receipt of your letter.

I am forwarding this to the Chairman of the
Zoning Committee for his information.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

2. 2/8

November 14, 1967

Mr. and Mrs. John C. Blevins
138 Le Brun Road, N. E.
Atlanta, Georgia 30305

Dear Mr. and Mrs. Blevins:

May I acknowledge receipt of your letter of
November 13, 1967.

I am forwarding this to the Chairman of the
Zoning Committee for his information.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

Handwritten scribble

November 14, 1967

Miss Kathryn B. Mercer
419 Allison Drive, N. E.
Atlanta, Georgia

Dear Miss Mercer:

May I acknowledge receipt of your telegram of
November 14th.

I am forwarding this to the Chairman of the
Zoning Committee for his information.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John Flanigen

Please send to Mayor's Office

RECEIVED

November 3, 1967

NOV 7 1967

FINCH, ALEXANDER, BARNES,
ROTHSCHILD & PASCHAL
ATLANTA, GEORGIA

Mr. John M. Flanigen, Chairman
Zoning Committee
245 Third Avenue, S. E.
Atlanta, Georgia 30317

Dear Mr. Flanigen:

The Atlanta Branch NAACP strongly urges that the request to re-zone the tract of land situated on Sewell Road near Fairburn Road to allow the construction of some 650 public housing units be disapproved because of the following reasons:

- a. The schools located in the Cascade heights area would not be able to accomodate the children of parents moving into the new projects. In this connection, the existing schools have already reached a saturation point, with the elementary school utilizing a local church for additional class room space.
- b. The northwest and southwest areas already have more than their share of public housing units which have created many problems in sewage, schools, recreational and service facilities etc.
- c. The area adjacent to the proposed site to build these units is one of the nicest residential sections in the city open for Negro occupancy. Every effort should be made to maintain racial balance in that neighborhood. Further, present community patterns should remain constant, and every effort made to maintain the present level of property values and property zoning.

Approval of the above re-zoning request by your committee would lend confirmation to the obvious attempt by the power structure to systematically relocate Atlanta's Negro citizens to the southwest and northwest sections of this city.

The NAACP has made it clear to the Mayor, the Atlanta Housing Authority, the Atlanta Housing Resources Committee, the U. S. Housing and Urban Development Department, the Zoning Committee, the developers and the press, that we are opposed to any further public housing apartments and privately developed apartments in the northwest and southwest sections until such a time that the north-east and southeast areas receive their proportionate share of that type of housing.

Respectfully submitted,

Robert B. Flanagan
Robert B. Flanagan, Exec. Secy.
Atlanta Branch, NAACP

11-8-67

From
↓

REF: cab

CC: Mr. Cecil Alexander, Housing Resources Committee, City Hall, Atlanta, Ga.

file
C. J. N. S.

November 3, 1967

Mr. John M. Flanigen , Chairman
Zoning Committee
245 Third Avenue, S. E.
Atlanta, Georgia 30317

Dear Mr. Flanigen:

The Atlanta Branch NAACP strongly urges that the request to re-zone the tract of land situated on Sewell Road near Fairburn Road to allow the construction of some 650 public housing units be disapproved because of the following reasons:

- a. The schools located in the Cascade heights area would not be able to accomodate the children of parents moving into the new projects. In this connection, the existing schools have already reached a saturation point, with the elementary school utilizing a local church for additional class room space.
- b. The northwest and southwest areas already have more than their share of public housing units which have created many problems in sewage, schools, recreational and service facilities etc.
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The NAACP has made it clear to the Mayor, the Atlanta Housing Authority, the Atlanta Housing Resources Committee, the U. S. Housing and Urban Development Department, the Zoning Committee, the developers and the press, that we are opposed to any further public housing apartments and privately developed apartments in the northwest and southwest sections until such a time that the north-east and southeast areas receive their proportionate share of that type of housing.

Respectfully submitted,

RB
Robert B. Flanagan, Exec. Secy.
Atlanta Branch, NAACP

REF: cab

CC: Mayor Ivan Allen

2. 2/20

October 30, 1967

Mr. and Mrs. Charles F. Schmidt
470 Franklin Road, N. E.
Atlanta, Georgia

Dear Mr. and Mrs. Schmidt:

This will acknowledge receipt of the copy of
your letter to Commissioner Aldredge.

Since this property is outside of the City of
Atlanta, the Zoning Committee of the Board
of Aldermen would have no jurisdiction over
it.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

October 6, 1967

Dear Neighbors and Property owners:

An attempt by Tenneco Oil Company to re-zone the NE corner of Franklin and Roswell Roads is underway (Re-zoning petition #Z-67-101-FC). Tenneco has bought an option from Old Salem Apts. and proposes to erect a joint gas station and food store on 200' (Roswell) X 140' (Franklin) with two entrances on each street.

The initial public hearing was held September 27th before the Atlanta-Fulton County Joint Planning Board. The petition was sent to the Fulton County Commissioners with the recommendation by the Joint Planning Board that it be returned for further study. Mr. Wilson Brooks, representing Tenneco, seems determined to have the Joint Planning Board allow "conditional zoning" as C-1 (Commercial).

At the public hearing before the Commissioners of Fulton County on October 4th the neighborhood was well represented by 30-35 people who made a strong appeal for denial of this petition. Many pertinent facts were brought out and a convincing case for denial seemingly made.

However

The Fulton County Commissioners referred this petition back to the Joint Planning Board for "further study".

If re-zoning of this corner is allowed, we feel the opposite corner and all the property across Roswell will be re-zoned commercial in rapid succession. This area, of course, could well become another shopping center. The traffic generated by this activity (Tenneco) alone will make Franklin and adjoining streets thoroughfares.

THE FULTON COUNTY PLANNING DEPARTMENT HAS ALREADY RECOMMENDED DENIAL.

There are many reasons why we feel this petition should be denied. Certainly the approach to commercial zoning has been less than straightforward. We feel this would represent spot-zoning at its very worst. Traffic and safety problems alone would be prohibitive.

At this stage, there will be no further public hearings. Mr. Hutchinson of the Joint Planning Board informs us that the next action by this group may be taken in executive session following its regular meeting on October 25th. Their recommendation will probably be acted upon by the County Commissioners at their executive session following the regular meeting on November 1st.

WE EXPECT CONTINUED ACTIVITIES OF ALL SORTS BY BOTH PETITIONER AND PROPERTY OWNERS.

Let's protect our neighborhood instead of letting it start downhill. Once C-1 (Commercial) re-zoning is allowed on this corner THERE WON'T BE ANY TURNING BACK.

Please take a minute and express your feelings to your elected Commissioners and the appointed Joint Planning Board through either a personal note or phone call.

ATLANTA-FULTON COUNTY JOINT PLANNING BOARD
(Unincorporated Area)
307 Fulton County Administration Building
165 Central Avenue S.W.
Atlanta, Georgia

County

Commissioners of Fulton County:
Mr. James H. Aldredge (Chairman)
or Mr. Walter M. Mitchell
or Mr. Charlie Brown
165 Central Avenue, S. W.
Atlanta, Georgia

*21 B-12
12-10-67
L. P. D. E.*

If you have any questions please contact:
Dr. John Hall 255-1269
Larry Ellgass 255-3526
T. E. Brewer 255-9173
Mrs. Myrtle Brown 255-0433

C. J.
R.

27 October 1967
624 Flamingo Drive, S. W.
Atlanta, Georgia 30311

Chairman
Board of Alderman
Atlanta, Georgia

Dear Sir:

By way of introduction I am Lt Colonel Raymond W. Quinn, US Army, Ft McPherson, Georgia and 624 Flamingo Drive, S. W., Atlanta, Georgia 30311.

On Thursday, 26 October 1967, at approximately 1610 hours, I was present at a meeting of the Board of Alderman (for the first time in my life) to listen to a petition from a development firm to rezone Willis Mill Road, North of Flamingo Drive, from a residential area to an apartment zone. Since the opposition was allotted ten minutes, I was unable to speak my piece and I realize I could have remained until all of the petitions had been heard, and then have testified. My military duties during this week prevented me from staying later than 1630 hours. I do not know whether or not a decision has been made in this matter, but regardless, I offer this in consideration.

My plea is a personal one. This may not mean much in a world where money, strength in numbers, and statistics seem to influence the decisions of some authorities. I do not have a petition bearing many signatures; I have no petition at all. If I did have such a document, it would be signed by such luminaries as my wife, my son, me, my two dogs (Sheba and Charlie Brown) and the many house guests, both military and civilian, I have had since we built our home in August of 1964; which leads me to my next subject, my lot.

Today, I mark twenty-six years of service. In November of 1963 I was reassigned from France to Atlanta and promptly moved into an apartment, so I am familiar with apartment living and the habits of some of the people who occupy such dwellings. We liked what we saw in Atlanta and immediately decided to live here permanently upon my retirement in March of 1971. With this thought in mind, we looked for a house to buy or a lot on which to build a home. After months of searching we found what we considered an ideal spot on Flamingo Drive, S. W. We purchased the lot from the Wilson Realty Company and had our home constructed. After we had moved into the house my son and I proceeded to clear the

land from our house to the creek (UTOY) which took approximately five months. (As a matter of interest, the good city of Atlanta hauled away fifteen truck loads of brush and debris). We also cleaned out and rearranged the rocks in the stream to permit a continuous flow of the water at the border of our property. We still clean the stream bed of debris after each heavy rain and during this time of the year because of the falling leaves. As an after thought, two years ago (I spent the last year in Vietnam) I started to clear an additional part of our lot and it took me two days to negotiate a 45 by 45 foot strip. This will give you an idea as to what my son and I had to do to make this, in our opinion (which is also shared by many others), not only the most beautiful lot on the street but one of the nicest in southwest Atlanta. I invite you and your associates to see for yourselves.

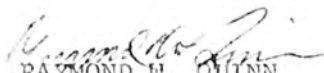
Now as to the land developing agency and the hearing itself. Two weeks ago I received a notice from the Planning Commission regarding the Rezoning Proposal. I was one of four or five people to receive such notification, even though it would appear to me that all of the residents of Flamingo Drive could be affected by this proposition. I have never been involved in this type action before, so I called the Wilson Real Estate Agency to secure some information prior to the hearing. I did not receive anything substantial from them at that time; however, Mr. Mike Wilson did call our home a few days later and said he would like to brief us (my wife and me) on the plan for developing the area in question. On Monday, the 23rd of October, Mr. Wilson and the developer came to my home and presented the project. I bring this point out only to illustrate the fact that, although (according to the proponent speakers at the meeting) this plan had been developed over six months ago, no one from the Developers or Wilson Realty had the common courtesy to call upon us and get our response to the plan. It's not that we weren't available; I returned from VietNam in June of this year and my wife remained in our home during my tour overseas. If this is fair business procedure then apparently my sense of justice is warped.

To conclude this epistle, I add the following in no special chronological order. My life savings have gone into this house/lot investment and I am not wealthy so I cannot afford to suffer a drastic loss in property value. I continue to pour my money in this house/lot complex because we love our area but this will stop if the apartment houses are permitted to be built. Our house was robbed in broad daylight in March of 1966 (you can see we are rather isolated, by choice), but I can live through this but I could not tolerate the thought of apartment houses in the near vicinity.

We love Atlanta and all of Georgia and its people. It's true we are "transplanted Yankees" but we feel there is no place like Atlanta and no place like our home and lot. I am sorry to say that if this rezoning action goes through, then I will have to say adieu, if not to all of Atlanta, at least to the Southwest Section. I really thought after 26 years I would move no more, but it appears there will be one more time.


As one last item, I offer this thought for you, sir, and your committee. Can you picture what this beautiful, blue colored, Utoy Creek will look like with an "apartment house/recreation area" complex upstream? I can. Thank you for listening.

Sincerely,


RAYMOND W. QUINN
Lt Colonel, US Army

cc: Mayor Ivan Allen, Jr.
Governor Lester G. Maddox
Editor, Atlanta Journal/Constitution
Editor, Weekly Star

1702 Ezra Church Road, N. W.
Atlanta, Georgia 30314
September 14, 1967



Dear Sir:

This letter is pertaining to the rezoning of the southwest corner of West Lake Ave. at Simpson Road. It comes up for rezoning September 18, 1967. Rezoning would do an immense amount of damage to our property and to our community. Rezoning from residential to commercial status would bring about an immediate devaluation in our property values. Another imminent danger is that the rezoning of this piece of property would provide grounds for the rezoning of properties on each side or adjacent to it. This would open a flood-gate for the establishment of businesses and most of them would be of a honky-tonk nature down Simpson Road and up West Lake Ave. This would cause some of our neighbors to sell and run and those who couldn't sell and run would have to stay and suffer. We have pleaded with the zoning committee for over ten years to consider the west side of West Lake Ave. as a proper place and line to stop or call a halt to commercial rezoning. The zoning committee and the entire Board of Aldermen have seen fit to grant us this plea each year for ten or more years. By their just and judicious decisions, we have been able to maintain the tranquillity and proper image of our community. We are deeply appreciative of this kind of action and it is our hope that it will continue.

The residents of this area make up thirty or more families. This area is composed of two blocks of West Lake Ave; one block of Simpson Rd; and all of Ezra Church Rd. The area falls in precinct 7A. The residents are stable citizens. They vote in all elections. Because of previous rezonings which have had a deleterious effect on our community, we are constantly on guard to prevent any change in the zoning of our community area. We are against the establishment of a filling station or any other kind of commercial establishment on the afore mentioned property. As in the past years, we look to you for a just and fair decision and also we admonish you to be aware of any behind-the-scene maneuvers which would work against us and to frown upon such tactics.

Page 2
September 14, 1967

Our closing statement is that we sincerely hope that this property will not be rezoned and we will be permitted to enjoy the fruits of our investments and the tranquillity of our community for the rest of our lives.

Sincerely yours,

Nathaniel H. Ingram

Nathaniel H. Ingram
President

Martha Pollard

Martha Pollard

Secretary

Charlotte Warrior

Charlotte Warrior
Chairman of Committee
concerning Rezoning

The Triangle Neighborhood
Community Club

LAW OFFICES
ALBERT M. HORN AND GLENN ZELL
SUITE 725 CANDLER BUILDING
127 PEACHTREE STREET, N. E.
ATLANTA, GEORGIA 30303



TELEPHONE
(404) 524-6878

Handled
by phone

September 9, 1967

Dear Mayor Allen:

Enclosed is a letter & request pertaining to rezoning property of T. M. Alexander Jr. at Simpson & West Lake, N.W. Mr. Mayor, Simpson to the west of West Lake has a number of commercial establishments in addition to those mentioned in the letter & the request. There is a whole shopping center about a half mile west of the commercial corner at Simpson & Anderson.

If at all possible Mr. Alexander would like to testify in favor of his request at the meeting of the Board of Aldermen.

Respectfully yours,
Al Horn

LAW OFFICES
ALBERT M. HORN AND GLENN ZELL
SUITE 725 CANDLER BUILDING
127 PEACHTREE STREET, N. E.
ATLANTA, GEORGIA 30303



September 8, 1967

TELEPHONE
(404) 524-6878

Honorable Milton Farris
P. O. Box 7245, Station C
Atlanta, Georgia 30309

Re: Zoning Application of T. M. Alexander,
Jr. at Simpson and West Lake

Dear Mr. Farris:

I have read in the Atlanta Constitution that you and Alderman Millican expressed resentment at the "implications" in the rezoning request I recently filed for T. M. Alexander, Jr. As you know, I did not mention either of you by name in the request nor the name of Gulf Oil Corporation. I do think the situation presents somewhat of a conflict of interest problem but know that reasonable and honorable men (which I consider you and Mr. Millican to be) might differ with me. I certainly appreciate the dilemma a politician who works for a living sometimes has in honestly representing his constituents without being unduly affected, probably unconsciously, by his personal interests.

If I have offended you and Mr. Millican I apologize. But I certainly feel obligated to represent my client by all legal means. After studying the situation and the situs which we are seeking to rezone, I am firmly convinced of the equity of our rezoning request. There is commercial property right across the street and our plot is completely unshielded from it. Only a casual visit to the premises would convince you that the plot is a part of the commercial activities at that corner. The Zoning Staff and Planning Board recommended the rezoning. Mr. Alexander has agreed to set up generous buffer zones to shield the property to the west and to the south from the sights and sounds of commercial activity (as his own plot is not shielded).

There has been talk that West Lake has been more or less a dividing line protecting Simpson west of it from the commercial activities of Simpson east of it. I submit that the protection has been "less" rather than more. Within the next few blocks going

September 8, 1967

west on Simpson (and detailed by map and pictures in our request) are: a not lovely drive-in restaurant with a large parking lot, two very unmodern grocery stores, a new diner and a relatively new filling station, a lounge just off Simpson and numerous apartment buildings.

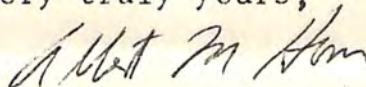
Mr. Alexander was not able to sanitarily and economically maintain the property as residential property and offered to prove such to the Zoning Committee. He could possibly use the property for something else if the Zoning Committee would allow it (one member suggested a drive-in and another said most anything but a service station). However, the logical and efficient use of the corner would be for a service station.

I am pleased that you are inclined to vote favorably on the request. We intend to ask the Board of Aldermen to grant the request. While it may be usual for the Board to follow the recommendations of a Committee, it is also usual for the Zoning Committee to follow the recommendation of the Zoning Staff on a favorable recommendation. Certainly if the rezoning is denied we believe that due process requires some articulation of the standard or standards on which the denial is based.

By the way in my letter to Gulf Oil to which you apparently referred in your statements to the Board, I said that Gulf apparently has 50 percent more service stations in Atlanta than its nearest competitor, not that Gulf has 50 percent of the stations here. I spoke with a Gulf official who says that Gulf is first in Atlanta though not in the region and he attributes this to the foresight and energy of Mr. Millican, your predecessor in charge of Gulf, in locating sites and in building modern stations here.

With best personal regards, I am

Very truly yours,



Albert M. Horn

AMH:cm

CC: Honorable Sam Massell, Jr.	Honorable Charles Leftwich
" Robert S. Dennis	" George Cotsakis
" E. Gregory Griggs	" G. Everett Millican
" E. A. Gilliam	" Richard C. Freeman
" John M. Flanigen	" Cecil Turner
" William T. Knight	" Jack Summers
" Q. V. Williamson	" Milton G. Farris
" Hugh Pierce	" Rodney M. Cook
" Douglas L. Fowlkes	

CITY OF ATLANTA
BOARD OF ALDERMEN ZONING COMMITTEE

REQUEST FOR RECONSIDERATION OF ZONING APPLICATION
OF T. M. ALEXANDER, JR. (SOUTHWEST CORNER
OF WEST LAKE AND SIMPSON, S. W.)

T. M. Alexander, Jr. respectfully requests that the Zoning Committee reconsider its action of August 24, 1967, denying his application for rezoning for service station use of the property on the southwest corner of West Lake and Simpson, S. W. The applicant understands that the denial was based on Committee dissatisfaction with the justification offered by the staff who recommended the rezoning requested. Applicant submits the following points as justification for this request:

1) The application was recommended by the Zoning staff and the Planning Board after applicant complied with their requests, primarily to set off large buffer zones between the proposed service station and the property to the south and to the west of the situs (which containing trees offer an excellent insulation to any commercial activity -- see copy of plat attached hereto as Exhibit 12 and of picture attached as Exhibit 1).

2) One of the staff personnel with most detailed knowledge of the justification for the rezoning (Mr. Shuttleworth)

was on vacation at the time of the August 24 hearing and not available to advise the Committee.

3) The property in question is an integral part of the commercial bustle of the intersection of West Lake and Simpson, S. W. and is not insulated or buffered from it at all. It has infinitely more relation to that intersection than to the areas south and west of it, as only a casual inspection will show. Directly across West Lake in full sight, sound and smell, is a shopping center of not overly lovely appearance (see pictures attached as Exhibit 2; see also Exhibits 3 and 4 for pictures of the other corners). If a zoning line is to be drawn, it should be where trees and earth banks can shield from sight and sound.

4) The property in question is greatly devalued as residential property and can be maintained only at a loss, so that if rezoning is denied applicant is deprived of the reasonable use of his property, to which use he has a right under due process and the privilege and immunities secured by the Constitution and the laws. Applicant offers to show by testimony and figures the difficulty he had attempting to economically and sanitarily maintain the building that formerly existed at the property and the problems that caused him to tear it down.

5) There is not and has not been a true dividing line at West Lake insulating Simpson Road west of West Lake from commercial activities. True there are some lovely homes in the area. But it is heavily infested with apartment buildings. Moreover, only one-half mile west of West Lake on Simpson is Butch's Drive-In Restaurant with a very large parking lot (see copy of map attached as Exhibit 13 and of pictures attached as Exhibits 5 and 6). And two-tenths of a mile beyond that is a commercial corner at Simpson and Anderson consisting of two stores, a new diner and a service station only several years old (see pictures attached hereto as Exhibits 7, 8, 9, 10 and 11). Just north of this corner a short block is a lounge and drive in.

6) Simpson Road is a main east-west route (as is West Lake a main north-south route). It may ultimately and inevitably be destined as a commercial artery such as Piedmont Avenue and Peachtree Street have become. However, the commercialization of the lot in question, insulated by buffer zones and giving every appearance to casual observation of being an integral part of the Simpson-West Lake intersection, can have virtually no significant effect on the further commercialization of Simpson Road. Certainly the effect is minimal and conjectural when compared with the very substantial and present damage suffered by applicant from inability to rezone his property.

7) Commercial enclaves can and do exist without necessarily infecting surrounding residential property, of which applicant can give examples to the committee by testimony.

8) The northeast corner of the intersection at West Lake and Simpson is occupied by a service station of a major oil company that occupies a dominant competitive position in the City of Atlanta. It would be in the best interest of free enterprise, which all the members of this Committee are on record as favoring, to allow another oil company to service this heavily traveled intersection.

Applicant therefore respectfully requests that the Committee reconsider his application and do the following:

a) Rezone the property in question for commercial use as ~~as~~ a service station.

b) If such rezoning is denied, specify the reason for the denial.

c) If such rezoning is denied, specify the standard or standards used in making such a determination, and similar determinations.

d) If such rezoning is denied, state what commercial use, if any, applicant may make of the property.

e) If such rezoning is denied, state what other use, if any, applicant may make of the property.

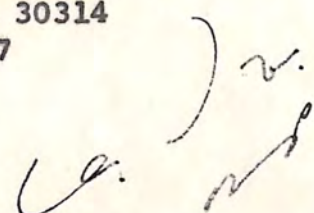
f) If such rezoning is denied, state what action applicant may take, if any, in order to have the property rezoned for a service station.

Applicant respectfully requests that any member with a personal interest in this matter, if any, recuse himself from considering the application.

This 1st day of September, 1967.

T. M. Alexander, Jr.

401 Simpson Terrace, N. W.
Atlanta, Georgia 30314
September 6, 1967



Aldermanic Board
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Gentlemen:

Again, I find it necessary to plead with you for your cooperation in regards to the re-zoning petition of property located at the corner of West Lake Avenue and Simpson Road, N. W. I need not tell you the concern I have, as do all of my neighbors in my community to keep our neighborhood strictly residential. This desire was expressed to you on August 24th, when the public hearing was held, at which time I served as a spokesman for my neighbors in the Urban Villa Sub-division.

For eleven years I have lived at my present address, and for almost the same number of years I have found it necessary to protest the re-zoning of property on the west side of West Lake Avenue for commercial use by any speculators. I am not against business ventures by anyone, for I realize the need for business for more municipal revenue; by the same token, I know the need for more neighborhood stabilization. I also recognize the need for a greater effort on the part of city officials to alleviate the deterioration of existing neighborhoods.

I do not profess to be a city planner, but I ask you again Mr. Aldermen, would the city build an elementary school for more than 700 school children (namely, the Walter F. White Elementary School)--- less than two years ago, to find itself without children to attend this school? Would the city concern itself with the welfare of more than four hundred property owners in the West Lake, Simpson

Aldermanic Board - 2.
September 6, 1967

Road, Ezra Church, Richardson Road, Whitaker Circle, Detroit Avenue, Detroit Court, Pinedale Drive, and Simpson Terrace, N. W., areas; or add to the many problems of congestion that we now face in the area east of West Lake Avenue? I ask you again, Mr. Aldermen, where do we go from here? Being public servants for all the people, all of you have long realized the need to "draw a line" and in so doing, set a precedent for strict code and re-zoning enforcements not just for this tract of land only, but for many areas throughout the city. The time has long passed when this neighborhood should be concerned each year as to how our Aldermen will rule for the west side of West Lake Avenue.

During this day of so much unrest in many cities and even unrest experienced in our own city, most of you must realize the need for a new approach to meet the problems that such re-zoning creates. In addition to planning in neighborhoods by property owners, an increase in city services is needed; enriched school programs, library services for its citizens, to name a few.

Therefore, may I again urge you to please deny the petition for commercial use and at the same time, design a plan for the best possible use of this land in keeping with residential patterns and regulations?

With deep appreciation for your cooperation in this matter, I am

Sincerely yours,

(Mrs.) Bernice C. Cook

BCC/mmj

cc: Mayor Ivan Allen
Vice-Mayor Sam Massell, Jr.

Handwritten signature

BANK OF GEORGIA BUILDING

34 PEACHTREE STREET, N. E. ATLANTA, GEORGIA 30303

August 21, 1967

Zoning Comm.

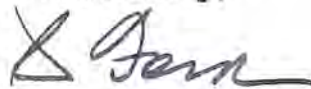
Mrs. Ann M. Moses
Executive Secretary
City Hall
68 Mitchell Street
Atlanta, Georgia 30303

Dear Mrs. Moses:

Enclosed is a copy of a letter which I forwarded to Mayor Allen regarding the rezoning of the property on Northside Parkway. I would appreciate your letting Mayor Allen see this letter, as I want him to be as familiar with this situation as possible.

I know it was not clear in my letter to Mayor Allen, but we have written letters to Mr. Flanigen and, of course we have appeared before the zoning committee on this case. My other purpose in forwarding this letter to Mayor Allen is to have him know how the citizens in this area feel regarding this matter.

Sincerely,



Charles C. Ford

CCF:cm
Encl.

C. J. C. REALTY COMPANY

334 BANK OF GEORGIA BUILDING - PHONE 525-4986

ATLANTA, GEORGIA 30303

BANK OF GEORGIA BUILDING

34 PEACHTREE STREET, N. E. ATLANTA, GEORGIA 30303

August 17, 1967

Mr. Milton G. Farris
1167 Cardinal Way SW
Atlanta, Georgia 30311

Dear Mr. Farris:

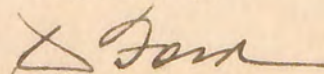
The home owners in the Northwest portion of the city are deeply concerned over the application for another hospital located on Northside Parkway above West Paces Ferry Road. We have voiced our opinions and desires before the zoning committee at the public meeting concerning this application last week. We want each member of the aldermanic board to know of our concern and interest in keeping this area for residential use.

Having listened to planning and zoning problems for more than ten years and having professional training in land planning, I very firmly believe that this property under consideration should remain as an integral part of this very fine residential area of outstanding homes. It is very distasteful to me to have the proponents imply that a change of zoning in that area is inevitable, that it would be best to arbitrate at this time and to accept the proposed application, as the City Aldermen would definitely change the zoning on this property. I know the City Aldermen are not subject to this type of reasoning.

The only reason neighborhoods deteriorate is because we let them. Where we maintain high zoning standards, good building practices, citizens interested in maintaining their neighborhood, residential zoning lasts for centuries. This particular property of 64 acres is surrounded on three sides by large, fine homes. The fourth side is Northside Parkway. It is densely covered with tall pine and hardwood trees and a heavy undergrowth of native shrubbery, including azaleas and dogwoods. No other area is more ideally suited for beautiful home sites.

We who live in the neighborhood are confident that you will assist us in maintaining this area for residential use.

Sincerely,



Charles C. Ford
1150 W. Conway Drive, NW

CCF:cm

C. J. C. REALTY COMPANY

834 BANK OF GEORGIA BUILDING - PHONE: 525-4986

ATLANTA, GEORGIA 30303

Zoning Comm.

August 18, 1967

Mr. Charles C. Ford
1150 W. Conway Drive, N. W.
Atlanta, Georgia

Dear Mr. Ford:

Since Mayor Allen is out of the city, I would like to acknowledge receipt of your letter of August 17th regarding the proposed re-zoning of the property on Northside Parkway.

In order that the zoning committee may have the benefit of your views, I am referring your letter to Mr. J. M. Flanigen, Chairman.

Sincerely,

Mrs. Ann M. Moses
Executive Secretary

cc: Hon. J. M. Flanigen

Zoning Comm.

August 18, 1967

Mr. Charles A. Smith
Mrs. E. B. Smith Realty
3277 Roswell Road, N. W.
Atlanta, Georgia

Dear Mr. Smith:

May I acknowledge receipt of your letter of August 17th regarding the proposed rezoning of property in your neighborhood.

Since the Mayor is out of the city, I am referring your letter to the zoning committee in order that your views may receive immediate consideration.

Sincerely,

Mrs. Ann M. Moses
Executive Secretary

cc: Zoning Committee

AGENDA

ZONING COMMITTEE

Meeting, Thursday, August 24, 1967
Aldermanic Chamber, Second Floor, City Hall, 2:00 P.M.

#Z-67-35-C -

An Ordinance to rezone from R-4 (Residential) District to CL (Commercial-Limited) District, property fronting 76.7 feet on the west side of West Lake Avenue, beginning 0 feet from the northwest corner of Mozley Drive. Depth approximately 300 feet. Land Lot 148, 14th District, Fulton County, Georgia.

Mason Alexander & Major Alexander, Owners
Mason Alexander, Applicant
(Planning Board, favorable recommendation)

WARD 7

#Z-67-89-F -

An Ordinance to rezone from R-4 (Residential) District to A-1 (Apartment) District, property fronting 590 feet on the southeast side of Campbellton Road, beginning 203.3 feet northeasterly from the corner of Fort Valley Drive. Depth approximately 1600 feet. Land Lot 168, 14th District, Fulton County, Georgia.

Tamar Corporation and Marcus K. Taylor, et al, Owners-Applicants
(Planning Board, favorable recommendation)

WARD 7

#Z-67-93-E -

An Ordinance to rezone from R-4 (Residential) District to C-1 (Commercial) District, property fronting 202.4 feet on the south side of Simpson Road, beginning 0 feet west of West Lake Avenue. Depth 289.3 feet. Land Lot 147, 14th District, Fulton County, Georgia.

T. M. Alexander, Jr., et al, Owner-Applicant
(Planning Board, favorable recommendation)

WARD 7

#Z-67-100-D -

An Ordinance to rezone from R-7 (Residential) District to A-1 (Apartment) District, property fronting 1407 feet on the southwest side of Perry Boulevard, beginning 693 feet northwest of Johnson Road. Depth 1271.18 feet.

Land Lot 224, 17th District, Fulton County, Georgia.

Atlanta Housing Authority, Owner-Applicant
(Planning Board, favorable recommendation)

WARD 3

#Z-67-103-A -

An Ordinance to rezone from A-1 (Apartment) District to A-2 (Apartment) District, property fronting 100 feet on the west side of Peachtree Road, N.W., beginning 600 feet north from the corner of Peachtree Battle Avenue, N.W. Depth 400 feet. Land Lot 112, 17th District, Fulton County, Georgia.

W. Brenner Dunn, Owner

D. R. Cumming, Jr., Applicant

(Planning Board, favorable recommendation A-2-C)

WARD 5

AGENDA - ZONING COMMITTEE
MEETING - August 24, 1967 - Page 2

- #U-67-32-A - An application for a Special Use Permit for parking on property fronting 30 feet on the south side of Sheryl Place, beginning 802.7 feet east from the corner of Ardmore Circle. Depth 325 feet. Land Lot 109, 17th District, Fulton County, Georgia.
W. R. Townsend and D. W. Ghegan, Owners
Chad Corporation, Applicant WARD 5
(Planning Board, favorable recommendation - conditional)
- #Z-67-105-D - An Ordinance to rezone from R-4 (Residential) District to M-1 (Light Industrial) District, property to the rear of property fronting 250 feet on the north side of Collier Road, beginning 0 feet east of the northeast corner of Seaboard Place. Depth 864 feet. Land Lot 186, 17th District, Fulton County, Georgia.
Rad Investments, Inc., Owner-Applicant WARD 3
(Planning Board, favorable recommendation)
- #Z-67-106-B - An Ordinance to rezone from R-6 (Residential) District to C-1 (Commercial) District, property fronting 67.5 feet on the east side of Oakdale Road, beginning 0 feet south from the southeast corner of Oakdale Road and McLendon Avenue. Depth 140 feet. Land Lot 209, 15th District, DeKalb County, Georgia
Rozzie G. Dumas, Owner
A. F. Rees, Applicant WARD 2
(Planning Board, favorable recommendation)
- #Z-67-107-A - An Ordinance to rezone from A-1 (Apartment) District to A-2 (Apartment) District, property fronting 182.5 feet on the southerly side of Peachtree Road, N.E., beginning 497.5 feet easterly from the corner of Roxboro Road, N.E. Depth 270 feet average. Land Lot 10, 17th District, Fulton County, Georgia.
Samuel A. Miller, et al, Owners
A. David Kahn, Applicant WARD 8
(Planning Board, favorable recommendation A-2-C)
- #Z-67-108-A - An Ordinance to rezone from R-3 (Residential) District to C-1 (Commercial) District, property fronting 140 feet on the southwesterly side of Powers Ferry Road, beginning 158.8 feet northwest from the corner of Roswell Road. Depth 205 feet. Land Lot 97, 17th District, Fulton County, Georgia.
Majella Clark Daly, Owner-Applicant WARD 8
(Planning Board, adverse recommendation)
- #U-67-25-B - An application for a Special Use Permit for employee parking at 1511 Iverson Street, on property fronting 241.7 feet on the south side of Iverson Street, beginning 208 feet west of the southwest corner of Mell Avenue. Depth 124 feet. Land Lot 210, 15th District, DeKalb County, Georgia
C. O. Bloodworth, Owner
Edwards Baking Company, Applicant WARD 2
(Planning Board, favorable recommendation - conditional)

AGENDA - ZONING COMMITTEE
MEETING - August 24, 1967 - Page 3

- #Z-67-109-B - An Ordinance to rezone from R-6 (Residential) District to C-1 (Commercial) District, property fronting 177.5 feet on the north side of DeKalb Avenue, N.E., beginning at the northwesterly corner of DeKalb Avenue and Gordon Avenue, N.E. Depth varies. Land Lot 211, 15th District, DeKalb County, Georgia.
D. S. Hitchcock, Owner
A. F. Rees, Applicant WARD 2
(Planning Board, favorable recommendation)
- #Z-67-110-A - An Ordinance to rezone from A-1 (Apartment) District to A-2 (Apartment) District, property fronting 200 feet on the west side of Peachtree Road, beginning 200 feet south of West Wesley Road. Depth 400 feet. Land Lot 112, 17th District, Fulton County, Georgia.
Hayden F. Garges and Mary S. Branch, Owners
Peachtree Park West, Inc., Applicant WARD 5
(Planning Board, favorable recommendation A-2-C)
- #Z-67-121-B - An Ordinance to rezone from R-6 (Residential) District to C-1 (Commercial) District, property fronting 51.8 feet on the east side of North Highland Avenue, beginning 187.6 feet north from the corner of Briarcliff Place. Depth 153.1 feet. Land Lot 16, 14th District, Fulton County, Georgia.
Gloria H. Craft, Owner-Applicant WARD 6
(Planning Board, favorable recommendation)

AGENDA

ATLANTA-FULTON COUNTY JOINT PLANNING BOARD

Meeting, Wednesday, August 16, 1967
Committee Room #2, Second Floor, City Hall, 2:00 P.M.

- #U-67-38-C - An application for a Special Use Permit for parking at 22 Whitehouse Drive, on property fronting 50 feet on the east side of Whitehouse Drive, beginning 150 feet north of the northeast corner of Washington Place. Depth 150 feet. Land Lot 116, 14th District, Fulton County, Georgia
Premium Fidelity Management, Inc., Owner-Applicant WARD 7
- #Z-67-138-E - An Ordinance to rezone from R-3 (Residential) District to A-1 (Apartment) District, property at the end of Willis Mill Road, beginning 414.5 feet northeast of the northeast corner of Flamingo Drive. Depth varies. Land Lots 203 and 204, 14th District, Fulton County, Georgia.
W. O. Duvall, Owner
John Hartramp, Applicant WARD 7
- #Z-67-104-E - An Ordinance to rezone from R-4 (Residential) District to C-1 (Commercial) District, property fronting 250 feet on the southerly side of Gordon Road, beginning 323 feet westerly from the corner of Gordon Road and Harlan Road. Depth 400 feet. Land Lot 212, 14th District, Fulton County, Georgia.
William E. Horton, Owner-Applicant WARD 7
- #Z-67-127-E - An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property fronting 300 feet on the east side of Harwell Road, beginning 104 feet south of Oakcliff Road. Land Lots 238, 245, 14th District, Fulton County, Georgia
Mildred L. Kingloff, et al, Owners
Home Mortgage Company, Applicant WARD 7
- #Z-67-101-E - An Ordinance to rezone from R-5 (Residential) District to C-1 (Commercial) District, property fronting 46.0 feet on the south side of Gordon Road, beginning 259.1 feet west of the perimeter Highway I-285. Depth 255.5 feet. Land Lot 244, 14th District, Fulton County, Georgia.
Grady S. Portwood, Owner-Applicant WARD 7
- #Z-67-142-E - An Ordinance to rezone from M-1 (Light Industrial) District to A-2 (Apartment) District, property fronting 1,550 feet on the east side of Fairburn Road, beginning 450 feet north from the northeast corner of Fairburn Road and Sewell Road. Depth 885 feet. Land Lot 12, 14FF District, Fulton County, Georgia.
Joel Dixon, Owner
C. C. Thornton, Applicant WARD 7
- #Z-67-129-E - An Ordinance to rezone from R-3 (Residential) District to A-1 (Apartment) District, property fronting 650 feet on the south side of Adamsville Drive, beginning 152.8 feet west of Gordon Road. Depth varies. Land Lot 14, 14FF District, Fulton County, Georgia.
M. L. Kingloff, et al, Owners
Home Mortgage Company, Applicant WARD 7

- #Z-67-143-E- An Ordinance to rezone from R-5 and R-6 (Residential) Districts to A-1 (Apartment) District, property to the rear of property fronting 530 feet on the north side of Bakers Ferry Road, beginning 506 feet westerly from the northwest corner of Candlelight Lane. Depth 2010 Feet. Land Lot 24, 14FF District, Fulton County, Georgia.
Mrs. C. V. Burson, et al, Owners
Interstate Credit Corporation, Applicant WARD 7
- #Z-67-131-E- An Ordinance to rezone from M-1 (Light Industrial) and M-2 (Heavy Industrial) Districts to A-1 (Apartment) District, property fronting 589 feet on the north side of Bankhead Avenue, N.W., beginning 0 feet west of Maynard Road. Depth 900 feet. Also, property fronting 2131 feet on the south side of Bankhead Avenue, N.W., beginning 0 feet east of the west line of Land Lot 267. Depth 1300 Feet. Land Lots 266, 267, 17th District, Fulton County, Georgia.
Ralph W. Brooks, Owner
Ross Arnold, Applicant WARD 3
- #Z-67-144-E- An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property fronting 1,046.79 feet on the west side of James Jackson Parkway, beginning 0 feet south of Proctor Creek. Depth 810 feet. Land Lots 250 and 258, 17th District, Fulton County, Georgia.
A. L. Roberts, Owner-Applicant WARD 3
- #Z-67-132-E- An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property fronting 60 feet on the east side of Edwin Street, beginning 450 feet north from Newman Place. Depth 400 feet. Land Lot 226, 17th District, Fulton County, Georgia.
Mrs. J. H. Poss, Owner
Percy Helmer, Applicant WARD 3
- #U-67-26-C- An application for a Special Use Permit for the operation of a church at 348 Atlanta Avenue, S.E., on property fronting 60 feet on the north side of Atlanta Avenue, beginning 50 feet northeast from the corner of Grant Street. Depth 180 feet. Land Lot 43, 14th District, Fulton County, Georgia.
Mrs. Annie H. Keith, Owner
Ernest S. Lott, Applicant WARD 1
- #U-67-40-C- An application for a Special Use Permit for the operation of a church at 155 Love Street, S.W., on property fronting 42 feet on the south side of Love Street, beginning 42 feet west of Ami Street. Depth 208 feet. Land Lot 54, 14th District, Fulton County, Georgia.
Will Smith, Owner-Applicant WARD 1
- #U-67-39-C- An application for a Special Use Permit for a Heliport at 315 Corput St., N.W., on property fronting 239.75 feet on the north side of Corput Street, beginning 0 feet east of Marietta St. Depth 400 feet. Land Lot 82, 14th District, Fulton County, Ga.
Coca-Cola Company, Owner
E. H. Sutter, Coca-Cola Company, Applicant WARD 3

- #Z-67-134-C - An Ordinance to rezone from M-1 (Light Industrial) District to C-3 (Commercial) District, property fronting 142.5 feet on the north side of Tenth Street and 217.8 feet on the east side of Juniper St., N.E., beginning at the northeast corner of Juniper Street and Tenth Street. Depths 216.9 feet and 132.6 feet. Land Lot 106, 17th District, Fulton County, Georgia
A.F.D., Inc., Owner-Applicant WARD 5
- #Z-67-137-C - An Ordinance to rezone from A-1 & A-2 (Apartment) Districts to R-9 (Residential) District and C-3 (Commercial) District, property fronting 199 feet on the north side of Fourteenth Street, beginning 109 feet east of Peachtree Street, and property fronting 302 feet on the south side of Fifteenth Street, beginning approximately 142 feet east of the southeast corner of Fifteenth Street and Peachtree Street. Depth varies. Land Lots 105, 106, 17th District, Fulton County, Georgia.
Cushman Corporation, et al, Owners
Alston, Miller & Gaines, Applicant WARD 5
- #Z-67-133-C - An Ordinance to rezone from R-4 (Residential) District to C-1 (Commercial) District, property fronting 170 feet on the north side of Avery Drive, beginning 0 feet west from Piedmont Avenue. Depth 168 feet. Land Lot 55, 17th District, Fulton County, Georgia.
George G. Finch, Jr., Owner-Applicant WARD 5
- #Z-67-140-C - An Ordinance to rezone from R-4 (Residential) District to R-9 (Residential) District, property fronting 180 feet on the southeasterly side of Beverly Road, beginning 390 feet easterly from the southeasterly corner of Avery Drive. Depth varies. Land Lot 56, 17th District, Fulton County, Georgia.
Piedmont Monroe Shopping Center - Owner
Donald E. O'Brien, Applicant WARD 5
- #Z-67-139 - An Ordinance to amend Article XIV, Section 2 of the 1954 Zoning Ordinance, as amended, to include a motel or tourist home as a permitted use in the C-1 (Community Business) District; also to amend Article XXI, Section 1, to delete "Motel" from the Special Use Permit Article.
- #Z-67-145 - An Ordinance to amend Paragraph 7 of Article V, Section 2, of the 1954 Zoning Ordinance, as amended, by the deletion of said paragraph in its entirety and substituting a new Paragraph 7, relating to temporary signs in residential districts.

DEFERRED MATTERS:

- #Z-67-56-A - An Ordinance to rezone from R-3 (Residential) District to A-2 (Apartment) District, property fronting 586.81 feet on the east side of Howell Mill Road, beginning approximately 300 feet north from the corner of I-75 (West Paces Ferry) Exit. Depth approximately 400 feet. Land Lot 197, 17th District, Fulton County, Georgia.
Willie J. Rolader, Owner
Paul Silverman, Applicant WARD 8
(Holding for plans)
- #Z-67-90-H - An Ordinance to rezone from R-4 (Residential) District to A-1 (Apartment) District, property fronting 511 feet on the north side of East Confederate Avenue., beginning 0 feet west from the northwest corner of East Confederate Avenue and Walker Avenue. Depth 1733 feet. Land Lots 10, 22 and 23, 14th District, Fulton County, Georgia.
Mayme B. Mansour, Owner-Applicant WARD 1
(Deferred on June 14 for 90 days for submission of plans)
- #Z-67-95-G - An Ordinance to rezone from R-4 (Residential) District to A-L (Apartment-Limited) District, property fronting 50 feet on the north side of Conley Road, beginning 846 feet southeast from the northeast corner of Forest Park Road. Depth 1,763 feet. Land Lot 1, 14th District, Fulton County, Georgia.
Mrs. John W. McLean, Owner-Applicant WARD 4
(Deferred on June 14 for submission of plans)
- #Z-67-97-F - An Ordinance to rezone from R-3 (Residential) District to A-1 (Apartment) District, property fronting 200 feet on the southern side of Campbellton Road, beginning 600 feet westerly from the Land Lot Line. Depth 1310 feet. Land Lot 218, 14th District, Fulton County, Georgia.
Bennie R. Morris, Sr., Owner
Berry Realty Company, Applicant WARD 7
(Deferred on June 14 for submission of plans)
- #Z-67-111-A - An Ordinance to rezone from R-3 (Residential) District to C-1 (Commercial) District, property fronting 120 feet on the northeast side of Lenox Road, N.E., beginning 0 feet north of Kingsboro Road. Depth 281 feet. Land Lot 45, 17th District, Fulton County, Georgia.
Walter E. Anderson, et al, Owners
Charles J. Bradshaw, et al, Applicants WARD 8
(Deferred on July 12 for consideration of a more suitable commercial use)
- #Z-67-112-A - An Ordinance to rezone from R-3 (Residential) District to C-1 (Commercial) District, property fronting 100 feet on the southwestern side of Roxboro Road, beginning 119.5 feet southwardly from the intersection of the

western line of Roxboro Road with the original north line of Land Lot 45.
Depth 400 feet. Land Lots 9 and 45, 17th District, Fulton County, Georgia.
Mrs. Betty Jane Meyers, Owner
William R. Mellen, Applicant WARD 8
(Deferred July 12)

#Z-67-113-A- An Ordinance to rezone from R-3 (Residential) District to C-1 (Commercial)
District, property fronting 149.7 feet on the west side of Roxboro Road,
beginning 219.5 feet north from the north line of Land Lot 9. Depth varies.
Land Lots 9 and 45, 17th District, Fulton County, Georgia.
Estate of Sam Purswell, et al, Owners
William R. Mellen, Applicant WARD 8
(Deferred July 12)

#Z-67-119-D- An Ordinance to rezone from R-3 and R-4 (Residential) Districts to A-L
(Apartment-Limited) District, property fronting 1019.35 feet on the north
side of Bohler Road (Parcel #1), beginning 370 feet northwesterly from the
intersection of the north side of Bohler Road with the east line of Land Lot
194 and fronting 1505.2 feet on the southerly side of Bohler Road, beginning
0 feet northwesterly from the corner of DeFoor's Ferry Road. Depth varies.
Land Lot 194, 17th District, Fulton County, Georgia.
F. M. and Mary Adair Bird, Owners
DeFoor's Properties, Inc., Applicant WARD 3
(Deferred July 12)

#Z-67-120-D - An Ordinance to rezone from R-3 (Residential) District to A-1 (Apartment)
District, property to the rear of property fronting 207.4 feet on the
northeasterly side of DeFoor's Ferry Road, beginning 1017 feet northerly
from the northeast corner of DeFoor Avenue and Collier Road. Depth varies.
Land Lots 184, 185, 194 and 195, 17th District, Fulton County, Georgia
FM Land Co. and CPI Land Company, Owners-Applicants WARD 3
(Deferred July 12)

#U-67-37-D - An application for a Special Use Permit for a private club facility on property
fronting 187 feet on the north side of Cross Creek Parkway beginning 480
feet east of the northeast corner of Bohler Road. Depth 545 feet. Land Lots
194 and 195, 17th District, Fulton County, Georgia.
FM Land Co. and CPI Land Co., Owners-Applicants WARD 3
(Deferred July 12)

C. V. [unclear]

254 Alberta Drive, N. E.
Atlanta, Georgia 30305

July 14, 1967

The Board of Aldermen
of the City of Atlanta
City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia

Re: Zoning Application #Z-67-50
22 acre tract on Piedmont Road
between Ivy Road and Roswell Road

Gentlemen:

Within the past year, I purchased a home at 254 Alberta Drive, N. E. in the belief that I would enjoy quiet possession. This has not been the case.

Since the time of purchase, it seems that I have spent a great deal of my time attending zoning hearings before your Board. I have gladly done this, as a homeowner must be prepared to make his position known when his neighborhood is in jeopardy, and I wish to take this opportunity to make my personal feelings known to the Board.

I am concerned about the recurring statements that numerous applicants have made to the Board that the area of Piedmont Road between Peachtree Road and Roswell Road is no longer suited to residential purposes. If substantial citizens continue to live in the area and are willing to defend their residences as vigorously as have the homeowners in this area, I believe these facts clearly prove the contrary.

The Board of Aldermen
of the City of Atlanta
Page Two
July 14, 1967

It is true that some homes have been sold in this area over a period of years and it is true that speculators and developers have purchased the property because they are able to pay more than a homeowner if they are confident that they can get the property rezoned for business purposes.

I do not believe it is necessary to expand on the methods of developers who purchase residential property and allow it to consciously fall into disrepair, thereby blighting the neighborhood.

At the present time, there is no way to prohibit this unfortunate situation by direct action; however, through our elected representatives, I would hope that it is possible to stop this tactic by making it clearly understood that developers may not create an undesirable situation and then capitalize on it by coming before this Board and arguing that the property is now unsuited for residential purposes, thereby requiring its conversion to business purposes. It is my firm belief that it would take but a few instances of the Board upholding the homeowners in established neighborhoods to effectively halt the creation of transitional neighborhoods. It would be ill-advised for developers to purchase such property if they were aware that the Board of Aldermen would not grant requests for rezoning merely because they are creating an undesirable situation in a neighborhood.

In short, gentlemen, the citizens and homeowners of this City must rely on you to protect their interests, and it was for this purpose that you were chosen by the voters and it would seem to be your duty and responsibility to do so as long as it does not interfere with the growth and development of our City.

This raises the question whether it is in the best interests of Atlanta to preserve these neighborhoods or to allow sprawling development anywhere developers can create an unstable situation. If the latter is allowed to continue, the City of Atlanta will be composed eventually of business establishments,

The Board of Aldermen
of the City of Atlanta
Page Three
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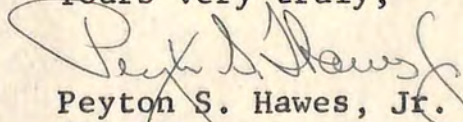
housing which generally is being rented from unconcerned landlords and isolated residential sections of Atlanta which appear secure but which very few individuals may take advantage of both because of limited physical area and finances.

I am thirty years of age with a family and at the time of purchasing my home, I considered whether it would be best to live in the City or in an outlying area such as Sandy Springs. After careful consideration, I chose the former because I did not wish to divide and isolate my business and residential activities. In general, I felt it was to my interest and hopefully of benefit to the City to place both my business and civic loyalty in one place and I will continue to do so if I am allowed to remain in a neighborhood within the City in which I can take pride. I say this only because I believe many families in my same age group share the same feelings.

If, however, you feel that the City would prosper best under the well-known "doughnut" development of many American cities, then I concede that the application in question should be approved.

Gentlemen, I am sure that all of the opinions and beliefs stated in this letter are already well-known to you and that as conscientious public servants you have weighed them carefully. My only purpose in communicating them to you is to notify you that this homeowner, and others as well, feel that the ultimate questions to be decided by you are the ones stated above; that we are aware of this situation; and that we are awaiting anxiously your decision. The proposed encroachment on this residential area will not strike a death blow to the entire residential city, of course, but I suggest that it presents a classic and typical case and the lines for future action can be seen in your decision on this application.

Yours very truly,



Peyton S. Hawes, Jr.
254 Alberta Drive, N. E.
Atlanta, Georgia 30305

PSHjr:js

File

May 26, 1967

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held on Friday, May 26, 1967 at 2:00 P. M. in Committee Room #1, Second Floor, City Hall.

The following members were present:

Rodney Cook, Chairman
George Cotsakis
John Flanigen
Q. V. Williamson
Jack Summers

Absent: E. Gregory Griggs
Charles Leftwich

Also in attendance were:

George Aldridge
Collier Gladin
John Ferren
Robert Sommerville
Jack Schmitt
Jim Kluttz
Iz Candeub
Dan Sweat
Pierce Mahony
John Brown

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

Following a brief explanation of its origin and purpose by Mr. Gladin, the committee unanimously adopted a resolution approving a request for financial assistance to plan, develop, and implement a comprehensive program of economic redevelopment in the Model Neighborhood.

Relative to the organization of the City's Model Neighborhood Program, Mr. Gladin stated a proposal has been made to expand the seven member Executive Board to nine members in order to permit an additional member from the neighborhood involved and another from the Negro leadership at large.

This was unanimously approved by the committee.

Mr. George Aldridge, Director of the CIP, stated we are now approaching the Final CIP report after two and one-half years of study. He presented each committee member with an Agenda and background notes on today's

presentation by the consultants and then stated that two and one-half years ago the City began with ten studies in the CIP. These were listed as follows: Planning, Sewers, Design, Social and Welfare, Equal Opportunity In Housing, Relocation, Economic/Marketability, Administrative, Legal and Fiscal. He then stated that these ten studies group themselves into basically four categories — physical, social, administrative and governmental, insofar as conditions, trends and implication for future development, etc. are concerned; that these CIP studies are geared toward a program of action and today he would like to begin a work session with the committee with a view toward adoption of a Final CIP Program of Action; that the people who have worked on it up to this point are not in agreement and cannot be until a final program is in such form that it is acceptable to the Mayor and Board of Aldermen; that the Program of Action should be detailed to meet Atlanta's needs, its intent for future development, its capabilities and resources. Mr. Aldridge stated he had originally reserved three dates on three successive Fridays for the work sessions, beginning today; that whether all, or more meetings will be needed is open at this time but the technicians felt they have gone as far as they can go prior to involving the Mayor and Board of Aldermen. He then turned the meeting over to Mr. Candeub.

Mr. Candeub briefly stated that the purpose of the work to date was to develop a program for the City of Atlanta which could carry out, over a period of time, all of the improvement needs of the City in a very coordinated fashion and with relation to the economic needs of the City's physical requirements. Mr. Candeub then stated that at this point there is basically two types of items for the aldermen to consider - the form of a program for the improvement of areas needing improvement and the scale of priorities and level of commitment. He then introduced John Brown, in charge of their Atlanta office.

Mr. Brown addressed the committee at length relative to the above items with the use of accompanying maps and charts, listed as follows:

Staged Program For Improvement Action

This chart divided the City into eight sectors and within each sector three major elements of the CIP were covered, i.e., Improvement Treatment; Public Facilities and Concentrated Social Action. These three categories were further broken down into staging areas and three time periods (1967-70; 1971-75; 1976-83), all geared to the year 1983.

It was explained at this point that a staging area was analogous to a neighborhood and a sector similar to a district.

Proposed Treatment

This chart indicated three types of proposed treatment: Selective Redevelopment, Rehabilitation and Code Conservation. Priorities were indicated with color codes and also shown were "no treatment" areas. A second map was displayed illustrating this on a larger scale.

Sharing of Program Costs

Three fiscal charts were exhibited. The first chart illustrated the total cost of the CIP, as well as the City and Federal share. The second chart showed, in greater detail, the first chart by indicating the cost of the CIP to the City geared to the three time periods aforementioned. The third chart showed comparative sector costs by time periods.

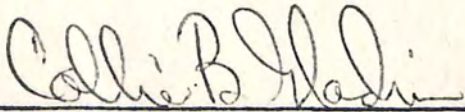
Mr. Brown explained that the number of years in the three time periods varied. The first one was timed to coincide with the City's current Capital Improvements Program; the second time period was based on information available in that increment and the third represented the remainder of the time.

Chairman Cook made the observation that the meeting was open to questions and following a brief discussion, he concluded the meeting by saying that the information presented was very general in nature and that he felt he could not make a decision unless he had an opportunity, along with the committee, to evaluate the individual treatment of each sector in much more detail and requested that the consultants return at the next scheduled meeting on Friday, June 2, to present the more detailed findings of their studies. The consultants concurred.

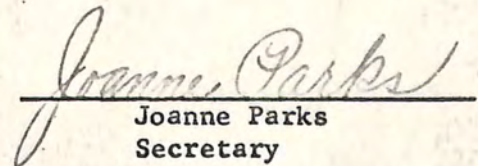
There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:



Collier B. Gladin
Planning Engineer



Joanne Parks
Secretary

AGENDA

ZONING COMMITTEE

Meeting, Thursday, June 22, 1967
Aldermanic Chamber, Second Floor, City Hall, 2:00 P.M.

- #U-67-19-C - An application to obtain a Special Use Permit for the operation of a Day Care Center at 562 Langhorn St., S.W., on property fronting 52.5 feet on the east side of Langhorn Street, beginning 210 feet south of Oak Street. Depth 230 feet. Land Lot 140, 14th District, Fulton County, Ga.
Henry E. Luther, Owner
Mrs. Louise V. Winters, Applicant
(Planning Board, favorable recommendation) WARD 7
- #Z-67-35-C - An Ordinance to rezone from R-4 (Residential) District to CL (Commercial-Limited) District, property fronting 76.7 feet on the west side of West Lake Avenue, beginning 0 feet from the northwest corner of Mozley Drive. Depth approximately 300 feet. Land Lot 148, 14th District, Fulton County, Georgia.
Mason Alexander & Major Alexander, Owners
Mason Alexander, Applicant
(Planning Board, favorable recommendation) WARD 7
- #Z-67-37-E - An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property fronting 228 feet on the southwesterly side of Brownlee Road beginning 887.8 feet south of the southwest corner of Brownlee Road and Boulder Park Drive. Depth varies. Land Lot 245, 14th District, Fulton County, Georgia.
John F. Jordan and James T. Jordan, Owners
James T. Jordan, Applicant
(Planning Board, favorable recommendation) WARD 7
- #Z-67-47-E - An Ordinance to rezone from R-4 (Residential) District to A-1 (Apartment) District, property fronting 2,020.6 feet on the west side of Fairburn Road, beginning 952.9 feet south from the corner of Boulder Park Drive. Depth 2095 feet. Land Lot 12, 14th District FF, Fulton County, Georgia.
Leon H. Dixon, et al, Owners
Samuel A. Miller, Applicant
(Planning Board, favorable recommendation) WARD 7
- #Z-67-52-A - An Ordinance to rezone from R-4 (Residential) District to C-2 (Commercial) District, property to the rear of property fronting 100 feet on the east side of Howell Mill Road, beginning at the northeast corner of the Northeast Expressway. Depth 150 feet. Land Lot 153, 17th District, Fulton County, Georgia.
Morton M. and Edith K. Gruber - Owners
Hamilton Douglas, Jr., Applicant
(Planning Board, favorable recommendation - amended & conditional) WARD 5

AGENDA - ZONING COMMITTEE
MEETING - Thursday, June 22, 1967 - Page 2

- #Z-67-57-C - An Ordinance to rezone from R-4 (Residential) District to C-1 (Commercial) District, property fronting 124 feet on the east side of Wellington Street, S.W., beginning 69 feet north of Gordon Street. Depth 192.4 feet. Land Lot 149, 14th District, Fulton County, Georgia.
Mrs. Ruby B. Fain, Owner
Mr. H. L. McKibben, Applicant
(Planning Board, favorable recommendation) WARD 7
- #Z-67-63-E - An Ordinance to rezone from R-5 (Residential) District to C-1 (Commercial) District, property fronting 121.5 feet on the north side of Blyss Avenue, beginning 0 feet west from the northwest corner of Blyss Avenue and Chapel Road. Depth 197.8 feet. Land Lot 143, 14th District, Fulton County, Georgia.
Bernard Halpern, Owner-Applicant
(Planning Board, favorable recommendation) WARD 3
- #Z-67-70-E - An Ordinance to rezone from R-5 (Residential) District to C-1 (Commercial) District, property fronting 535.3 feet on the west side of Fairburn Road, beginning at the southeast corner of Bolton Road. Depth 400.8 feet. Land Lot 241, 14th District, Fulton County, Georgia.
Ella Mae Henry, Owner-Applicant
(Planning Board, adverse recommendation) WARD 3
- #U-67-24-E - An application to obtain a Special Use Permit for a Nursing Home on property fronting 50 feet on the east side of Fairburn Road, beginning 1,115 feet southerly from the southeast corner of Bolton Road and Fairburn Road. Depth 535 feet. Land Lot 241, 14th District, Fulton County, Georgia.
Cornelius Williams, Owner
Initiated by Planning Board
(Planning Board, favorable recommendation) WARD 3
- #Z-67-73-E - An Ordinance to rezone from R-5 (Residential) District to A-1 (Apartment) District, property at the dead end of Adeline Avenue, beginning 244.8 feet north from the northwest corner of Tiger Flowers Drive and Adeline Avenue. Depth 500 feet. Land Lot 174, 14th District, Fulton County, Georgia.
Mrs. Pearl Reese, Owner-Applicant
(Planning Board, favorable recommendation) WARD 7
- #Z-67-74-E - An Ordinance to rezone from M-1 (Light Industrial) District to M-2 (Heavy Industrial) District, property fronting 426.7 feet on the south side of Marietta Road, beginning at the southwest corner of Marietta Road and Champa Avenue. Depth 1930.6 feet. Land Lot 190, 17th District, Fulton County, Ga.
Bernard W. and Gerald H. Cohen, Owners
Initiated by Planning Board
(Planning Board, favorable recommendation) WARD 3

AGENDA - ZONING COMMITTEE
MEETING - Thursday, June 22, 1967 - Page 3

- #U-67-27-A - An application to obtain a Special Use Permit for the operation of a Day Nursery on property fronting 50 feet on the north side of Pharr Road, beginning 150.5 feet east from the corner of Maple Avenue. Depth 235.5 feet. Land Lot 61, 17th District, Fulton County, Georgia.
Mrs. Dorothy Hiller, Applicant
Initiated by Alderman Rodney Cook
(Planning Board, favorable recommendation)

WARD 8

373-7176

file = zoning



CITY OF ATLANTA

DEPARTMENT OF BUILDINGS

1204 CITY HALL

ATLANTA, GEORGIA 30303

WILLIAM R. WOFFORD, P.E., R.A.
BUILDING OFFICIAL

ELMER H. MOON, E.E., P.E.
ASST. BUILDING OFFICIAL

April 10, 1967

MALCOLM D. JONES
SUPERVISOR OF INSPECTION SERVICES

*talk to
Hansen
4/11/67*

*He will talk
to Mayor before
Monday*

MEMORANDUM TO: Mayor Allen

Re. the attached, pertaining to item Z-67-33G on Zoning Committee agenda April 6, 1967.

This is a 20 acre tract off Brown's Mill Road (west side), South of property fronting on Oak Drive and west of the property fronting on Brown's Mill Road and is the eastern most portion of a much larger tract now zoned M-1.

The property is owned by Lee P. Fore who is anxious to have it developed under the 221d(3) coop program. The Builder is the Atlanta Building and Development Corporation and the project is being sponsored by the Foundation for Cooperative Housing, a well known national non-profit organization; the same one which sponsored Eastwyck Village and Cambridge Square, both in DeKalb County.

Application for rezoning was filed February 27. The Planning Board recommendation March 15, was favorable.

It appears that people in the general neighborhood did not understand that the development proposed is for nice town houses for sale and not for cheap rental apartments. Under this plan the units are pre-sold from samples to be constructed on the site by the sponsor, before construction of each stage of the project begins.

Cecil Alexander, Mr. Jim Pilcher (who sat in on the zoning hearing), Mr. Wm. W. Gates (consultant to the Housing Resources Committee) and I all feel that this proposed development would be appropriate for the area and is needed in the accelerated housing program.

Respectfully,

Malcolm Jones
Malcolm D. Jones
Supervisor of Inspection Services

Encl: Copy of letter dated April 7

cc: Cecil A. Alexander



Finch Alexander Barnes Rothschild & Paschal

April 7, 1967

Where is this?
?

Mr. John M. Flanigen, Chairman
Zoning Committee, Board of Aldermen
City of Atlanta
245 Third Avenue S.E.
Atlanta, Georgia, 30317

Dear Mr. Flanigen:

Re item Z-67-33G on agenda, Zoning Committee meeting April 6, 1967.

The Housing Resources Committee is very much interested in getting this site rezoned to A-1 or A-1 Limited in order to permit construction of 224 housing units under 221d(3) Coop as a part of the Mayor's accelerated housing program.

These would be sales housing, not rental apartments, and with the 3% mortgage money available through this program will permit home ownership with monthly payments less than rent would be under other financing methods. In addition, the portion of monthly payments attributable to interest would be deductible for income tax purposes.

The Foundation for Cooperative Housing, a very competent and experienced national ^{non} profit organization, is sponsoring the development and management of this project.

It is this Committee's feeling that this is the most practical use for this land and should tend to uplift rather than pull down, the neighborhood.

I urgently request that your Committee give reconsideration to the rezoning of this tract.

Sincerely,

James H. Finch, F.A.I.A.
Cecil A. Alexander, F.A.I.A.
Miller D. Barnes, A.I.A.

Bernard B. Rothschild, F.A.I.A. F.C.S.I.
Careker D. Paschal, A.I.A.
ASSOCIATES

Robert D. Ahlstrand, R.A.
Sidney S. Gensell, R.A.
Ira Grayboff

Thomas G. Joyce, A.I.A.
H. King McCain, M.S.P.E.
J.J. McDonough
William L. Pulgram, A.I.A.
John Steinichen, A.I.A.

Cecil A. Alexander, Chairman
Housing Resources Committee

cc: Mr. Hugh Pierce
Mr. G. Everett Millican
Mr. Rodney M. Cook

vb

bcc: Mayor Iwan Allen, Jr. ✓
Mr. Malcolm D. Jones

Architects Engineers Interior Designers
44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313
Terry-Hutchens Bldg., Huntsville, Ala. 35801 Phone 539-9648

2. 2/20/67

February 20, 1967

Mrs. Elizabeth P. Hanson
2453 Black Forrest Trail
Atlanta, Georgia

Dear Mrs. Hanson:

This will acknowledge receipt of your letter to the Board of Aldermen regarding the rezoning of property in your neighborhood.

I am forwarding this information to the Chairman of the Zoning Committee in order that your views may be properly recorded.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Mr. John M. Flanigen

January 30, 1967

Mr. M. O. Ryan, Jr.
1040 West Wesley Road, N. W.
Atlanta, Georgia

Dear Buzz:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

I am forwarding your views to the Zoning Committee in order that they may receive proper consideration.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Zoning Committee

January 30, 1967

Mr. Felton M. Deakins
2731 Arden Road, N. W.
Atlanta, Georgia 30327

Dear Felton:

This will acknowledge receipt of your letter regarding the proposed rezoning in your neighborhood.

I am forwarding your views to the Zoning Committee in order that they may receive proper consideration.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

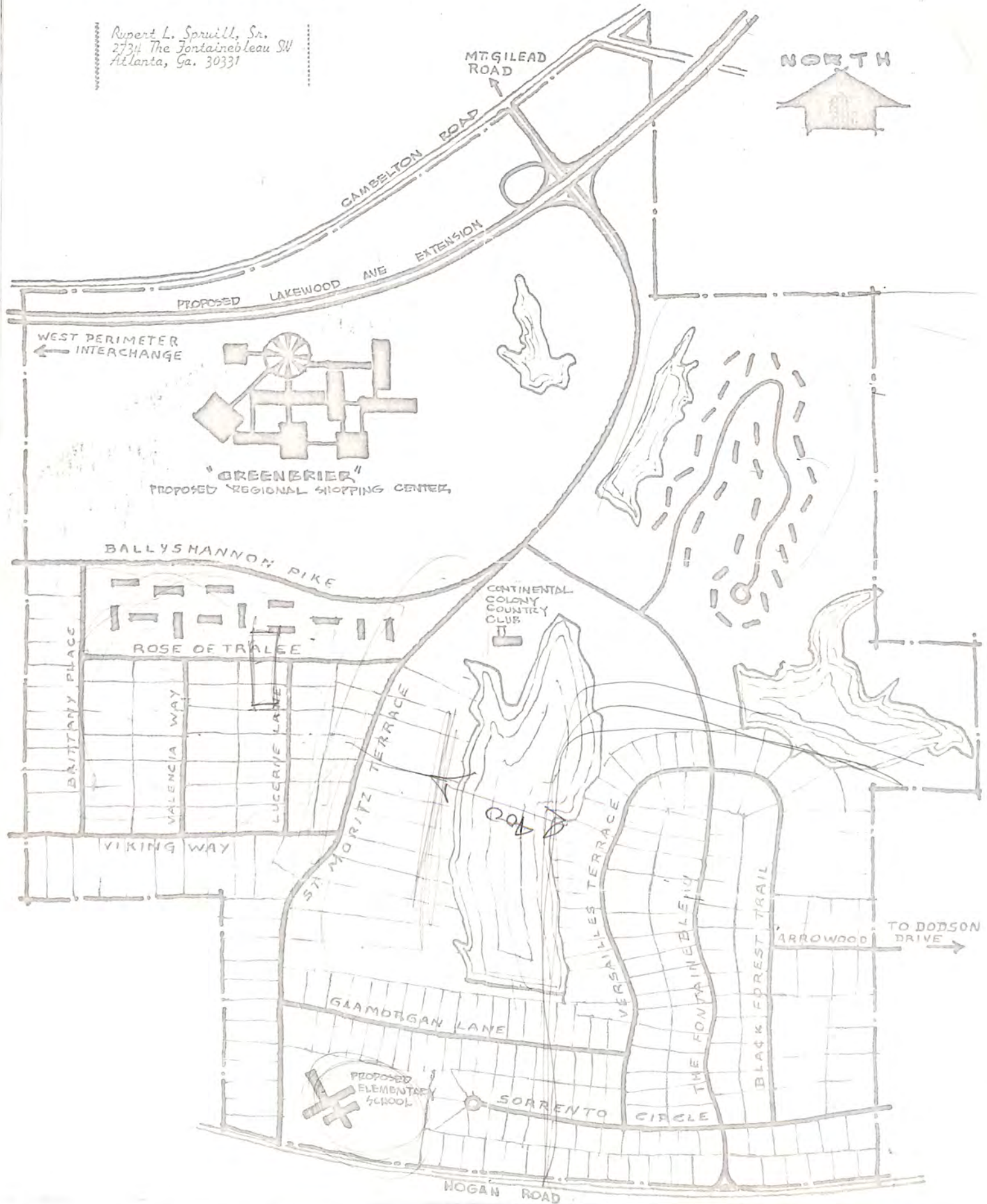
CC: Zoning Committee

Select Your Homesite
Now in Exciting . . .

Continental Colony

Rupert L. Spruill, Sr.
2734 The Fontainebleau SW
Atlanta, Ga. 30331

NORTH



SPRING WELCH COUNTY

personally before the undersigned attesting officer appeared WERT L. BRILL, Sr., who, being duly sworn, deposes and states on oath as follows:

1.

Deponent resides at 2734 The Fontainebleau, N.W., Atlanta, Georgia, in the Continental Colony Subdivision.

2.

Deponent's attention was first drawn to the Continental Colony Subdivision on the basis of a half-page advertisement in one of the larger Atlanta newspapers several months prior to August 1960.

3.

Deponent went to the subdivision and a Mr. Walter A. Flanagan, Sales Representative for Scott Hudgens Realty & Mortgage Company, Inc., was present and discussed the overall development with deponent. Deponent was specifically concerned with whether the overall development would be in keeping with the discussion with Mr. Flanagan and Mr. Flanagan furnished deponent and his wife a four-page brochure entitled, "See You at the Fountain," and a copy of a four-page document entitled, "Restrictive Covenant for Continental Colony Subdivision."

4.

Deponent also compared the diagram on the brochure with the actual plat by Harold L. Bush & Associates, dated September 1959, which included the property which deponent desired to purchase.

5.

Deponent was assured by the said Mr. Flanagan that the entire development would be in accordance with the diagram and would be controlled by the covenant furnished to him.

6.

On the 2nd day of August, 1960, deponent entered into a sales agreement and on the 11th day of August, 1960, deponent purchased Lot 24 of Block D, which is deponent's present residence.

7.

Deponent was particularly interested in the lot width and the type of houses to be built and was assured by the said Mr. Flanagan that his house, which cost \$27,500.00, would be one of the cheaper houses in the subdivision and that the lot width would be one hundred (100) feet minimum. Deponent was also concerned with the apartments and the shopping center, and the apartment area and approximate number were pointed out by the said Mr. Flanagan, who represented to deponent and assured him that the apartments were there to constitute a buffer in order to protect the property value, and that the apartments to the west would be garden type apartments but those to the east would not be quite as nice apartments. Deponent explored this aspect thoroughly as he felt that after his retirement from Civil Service he and his wife might possibly desire to sell and move into an apartment, but deponent's primary concern was that the apartments be restricted in area and number so as to properly protect the value of his property.

8.

Deponent attaches to this affidavit a copy of the covenants and a copy of the brochure identical with those furnished to him by Mr. Flanagan.

9.

This affidavit is made for the purpose of being used in connection with opposition to rezoning for apartments and business purposes in the rezoning in the general vicinity of Greenbriar Shopping Center scheduled for consideration on the 24th day of February, 1966.

ROBERT L. SPRUILL, SR.

Sworn to and subscribed before me

this _____ day of _____, 1966.

Notary Public

2474 Black Forest Trail,
Atlanta, Georgia 30331

January 17, 1967

To Members of the Zoning Committee:
City Hall,
Atlanta, Georgia

Z-66-259-F

Re: Rezoning Petition, Jan. 19, 1967
Continental Development Corp.
Land Lots 228 and 229, Dist. 14.

My home at the above address is adjacent to the property up for rezoning. I wish to be heard, and find that I will be out of town. Hence this letter.

Since I feel very strongly about this recurring matter, this letter will be lengthy and in some detail. I beg your indulgence.

We moved here 5 years ago and built the house on this lot. We did so because of its convenient location and the high type middle class homes which form this community. Three Atlanta friends also cited certain advantages to having a city of Atlanta address. These advantages, I am sorry to say, have all proven fallacious.

As a matter of fact, these helpful friends now reside outside the city limits. The principle reason for moving: they became disenchanted by official acts of the city government which penalized, or threatened to penalize, them as home-owning citizens.

These people, like the ones now living in the Continental Colony area, are middle-to-upper-middle income group who form the source-well for community leaders - prime movers for better living conditions, better homes and churches and schools, who create and demand upgraded standards. They are the ones who are will to pay the price to help themselves have better things of life, such as a community that cares, a bit of privacy, minimum of noise and confusions, good neighbors, happy environment, etc. And they are the ones who are most willing to help the less fortunate toward the same goals.

Now this petition is aimed directly at these kind of people. To put it mildly, another disenchantment, another example of so-called planning - like the expressway ramps - I have been witness to before in your city hall, a kind of harassment encouraged and condoned by city officials.

This is the main reason why the people of Sandy Springs last year chose not to become citizens of Atlanta; and the same reason why a slum group did join up. You create conditions intolerable for the first group, while the second is hoping for a little better place than they have.

This is also the reason why, out of a group of 23 people transferred to Atlanta several years ago by one of our larger national concerns, only two still have a city of Atlanta address. And these were people in the 12,000 - \$14,000, and above, salary range. I know, I was one of them.

And it is the reason why you will drive more people out, and create more slums. If this rezoning is approved the Continental Colony area of homes will begin a slow deterioration that is inherent with the coming of a large apartment complex that blocks the orderly development of a residential section. People in the \$15,000 - \$18,000 income group, which will include close to 80% of those in this area, will not put up with the condition that will come and they will move out, even at a loss. The houses will either stand empty for awhile, or be occupied by a lower income group. Then repeated, downward steps each time.

This is simply the social history of municipal deterioration. Check with any Sociology PHD at Emory or Ga. State or Tech. When a small residential area of a city is isolated and blocked by an environment of lesser quality, the area simply is overwhelmed, stagnation sets in and decay is ultimate.

The alternative: put High Rise apartments west of Greenbriar fronting on Cambellton Road with 300-400 feet maximum depth.

Now for another point of contention. The claim that the addition of an apartment Complex will increase property values is bare-faced untrue and misleading. Value, of course, is somewhat of a relative term. What one holds dear, another will discard. But anyway you slice it, this land with apartments next door, will not be more valuable to the present homeowners or future homeowners. I have gone through this before, and so have others. In terms of money, which is not the only criteria for value, the amount ranges from \$4000.00 to \$6000.00 less.

I certainly will lose money. However the amount will be small to what the city of Atlanta will lose over a period of - say, 15 years.

I have seen nothing in the plans offered that will counteract the prospect of deterioration and loss of value to the homeowner. Despite the brightly colored brochures and persuasive words of the project promoters, these are essentially the same two-story box type building so well known in this area as

the cheapest of all construction. The gloss and floss of the trimmings is to fool the unwary. I lived in such an apartment group when we first moved here - air cond., wall-to-wall, quiet settled people, etc etc - my wife almost went crazy before we could get out. My hub caps were stolen twice, next-door neighbor's car broken into, and it was a rare week-end that the police were not around.

You are being misled by the claim that these apartments will attract the permanent type resident. This type is a rare bird in this area. I don't know of any more non-permanent. They include the young unmarrieds - mostly airline employees - , or young married people who will be moving on in another year, two at the most. People in their 30's, 40's and 50's with families don't live in apartments if they can possibly help it.

The argument that the present high occupancy rate is evidence of the need for more apartments will not hold water. It is evidence only of a locked-in market, people trapped - and I do mean trapped - in apartments by the shortage of homes, the scarcity and high cost of credit. This condition will not exist much longer, because help for the prospective home-owner is already on the way. Personally, I know of more than a dozen families who can hardly wait to escape the luxury of apartment living.

Incidentally, the 150 foot "buffer" zone offered the owners on Black Forest will be nothing more than a playground for the children from the first row of apartments. And so far as the proposed "Country Club" is concerned, it means nothing to me. I doubt if it will mean much to any resident. The ones I have seen elsewhere were either soon deserted or turned into warehouses, or rather storage houses.

Consider other economic possibilities. If after this project gets underway, the occupancy rate drops off, what happens? The prices are cut. A less desirable type renter moves in. And if the forecasters are wrong, and the rate fails to hold up, then maybe there there will be some partially completed buildings to compete with the red mud and rag weeds for the benefit of "planned" landscaping. Such things have happened before.

There is quite a drainage problem here, you know.

Yet, in spite of all this, the city seems bent of penalizing the type of citizen you would think it would want to the most to keep. Not only to keep, but to bring in more of the same kind - the ones with the time, the little extra money, the educated background, the self-motivated inclination to support the churches, schools, civic projects of art,

theater and humanities. But no, we are the unwanted people. Sold down the river, so to speak. (One Greenbriar business man was heard to say, about the first week in December: "these apartments are in the bag. Haven't you heard?")

There is something of a moral question here. Maybe more than one. Time after time I have heard you gentlemen say: "I am going to do what is best for Atlanta." What is best? after 5 years observation I would say your main objective is to make Atlanta "big". Big commercially, big in sports, high in plane landings, up in construction. All good, I believe. But there are some other bigs: High murder rate, high lesser crimes, High welfare costs, High traffic deaths, High traffic accidents without death. The slums and the bums. Big.

"Forward Atlanta" is a fine thing. More industrialization, more trade. In doing this, you and the Chamber of Commerce did what was expedient at the moment, what would bring in the most tax revenue, what would get the job done in a hurry. And mostly you forgot to provide for the middle, or upper middle class home owner. There are few, very few places within Atlanta for him to live, desirable places. He is crowded out by the big hodge-podge of little commercialization. He is the forgotten man, the neglected man, the abused man.

This is particularly true in the S. W. section of Atlanta where people who want to live within easy traveling distance of Fulton County Airport or Municipal Airport or the Industrial Park, have little choice in desirable home location. So more and more, the engineers, the foreman, the plant managers, the district supervisors, the sales managers, and young professional people, and pilots - these people are leaving Atlanta to find a desirable place to live. They are going across the river or to communities south of here, or buying 10 acres in the country and building there.

To them, desirable citizens all, Atlanta is an "unfriendly" city. It cares nothing about them. OFFERS NO PROTECTION.

Gentlemen, you may not be particularly interested, but my state and local taxes is about \$1240.00 a year. Personal taxes, not business taxes. The approximate breakdown as follows: \$220.00 Sales; 310.00 Income; \$710.00 Property, Intang property, auto and gasoline. And my place of residence is the only real property I own.

And for this you want to put apartments in my back yard. For this price I know when I am being had, and it is coming to an end.

For your information, and the informations of others I hope to send copies of this, we spent close to \$1100.00 at one one store in Greenbriar for clothing from the first of September thru Christmas ~~tax~~ (Not Rich's) Add my wife's clothes

clothes, food, drugs, household supplies etc, and you come ~~up~~ up with \$340.00 monthly expenditures - yearly average. If that is not enough, I am sorry Mr. Storekeeper. It is ending. It ended right after Christmas. Since then we have spent 10¢ at Greenbriar - for a newspaper. We even returned \$48.00 worth of Christmas presents, not to be exchanged, but for credit.

We traded elsewhere before Greenbriar and we can do it again. Convenience ... I am getting tired and my spelling ... convenience does not mean much to me. I am enclosing half of Rich's credit card. The other half goes to him. My wife has a couple of more that will be halved when she gets back. I do not own a Gulf card, but I know of some that are not around anymore.

And I know who I am not going to vote for in the next city election.... if I am a resident then.

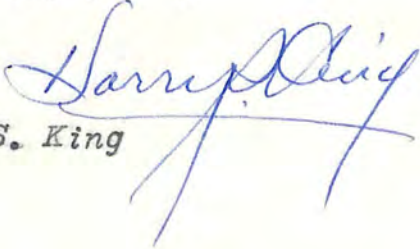
I don't especially like to be rough, but when someone puts corncobs in my bathroom don't expect me to reciprocate with Scott tissue.

Further, I intend to transfer out of Atlanta all of my assets I can legally do so without penalty or loss, in anticipation of the time when I can leave this unfriendly city. Big. I don't like little intrigues.

I have a friend in Houston who says: "A New Yorker bets his money on triple mortgages and fine print. A Texan bets his money on first mortgages and a political friend."

I don't like the job, but you forced it on me: so in the meantime, yours as the ambassador of ill-will.

Very truly yours,


Harry S. King

January 13, 1967

Mr. Clifford Oxford
Hatcher, Meyerson, Oxford and Irvin
Third Floor, First Federal Building
40 Marietta Street, N. W.
Atlanta, Georgia 30303

Dear Clifford:

I appreciate your letter on behalf of the rezoning
petition of Continental Development Corporation.

May I assure you that this project has my complete
support.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

LAW OFFICES
HATCHER, MEYERSON, OXFORD AND IRVIN
THIRD FLOOR, FIRST FEDERAL BUILDING
40 MARIETTA STREET, N.W.
ATLANTA, GEORGIA 30303

HENRY M. HATCHER, JR.
STANLEY P. MEYERSON
CLIFFORD OXFORD
BENNY L. IRVIN
PAUL E. PRESSLEY
C. CLYDE DEKLE, III

525-3404

January 11, 1967

Honorable Ivan Allen
Mayor, City of Atlanta
City Hall
Atlanta, Georgia

Dear Ivan:

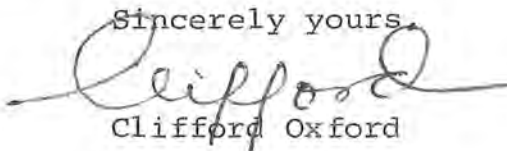
As you may know, my client, Continental Development Corporation, helped develop Greenbriar and made that land available and have developed a beautiful residential sub-division nearby. They are now planning an \$18,000,000 apartment complex near Greenbriar. It is planned as one of the most beautiful in the history of Atlanta and I attach a brochure which will give you the informational data.

Since this is a most important project, we would solicit your support in behalf of this fine enterprise. It has been approved by the West End Business Men's Association. As you know, they have been influential in bringing many fine things to West End, and Mr. Edgar Schukraft is going to appear with us.

If you have any questions or if there is anything further that I could tell you about it that would enable you to give us further assistance, I would appreciate your calling me.

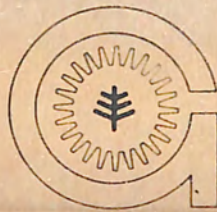
With kind personal regards, I am

Sincerely yours,



Clifford Oxford

CO/bl
Attachment



GREENBRIAR

"The shopping center with built-in Spring"

December 9, 1966

Mr. Fred J. Schwaemmle, Jr.
Continental Development Corporation
1871 Plaza Lane, S. W.
Atlanta, Georgia, 30311

Dear Mr. Schwaemmle:

As managing partner of Greenbriar Shopping Center, I would like to state that we would welcome well planned and well constructed high-class apartments in the Greenbriar area. We feel that this area is now and will continue to develop into the hub of Southwest Atlanta. We expect to see well planned office and business developments around us, and this type of development certainly calls for the support of multi-family dwellings.

We would oppose low rental apartments of any type of housing that would downgrade the area. We feel that luxury type apartments would be a definite asset to the area.

Very truly yours,

W. R. Hawn

WRH/sm

West End Business Men's Association

670 STEWART AVENUE, S. W., ATLANTA, GEORGIA 30310

January 3, 1967

1966-1967 OFFICERS
CLIFFORD N. BULLARD
PRESIDENT

HAROLD J. SANFORD
VICE PRESIDENT

O. WALTON SIMMONS
SECRETARY

A. C. AYERS
ASST. SECRETARY

TOM GEORGE
TREASURER

REV. J. L. GRISS
CHAPLAIN

HARVEY J. CROUCH
SGT. AT ARMS

1966-1967 DIRECTORS:

KENNETH G. BYERS
HENRY HEERY
D. W. HUCKEBA
EDWIN R. JOHNSTON
GEORGE H. KINGSTON
IRWIN WEBB

1967-1968 DIRECTORS:

DAN J. ALLEN
CHARLES M. BROWN
PERRY O. JOHNSON
RAY A. NIXON, SR.
EDGAR E. SCHUKRAFT
JOHN THURMAN

1968-1969 DIRECTORS:

JOHN L. ABBOTT
R. M. BENNETT
HOWARD ELLIS
FRANK B. LOWMEDE
DAN SALE
JACK C. SUMMERS

Zoning Committee
Board of Alderman
Atlanta, Georgia

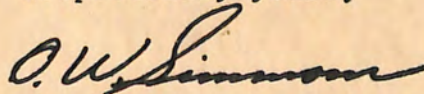
Gentlemen:

The Directors of the West End Business Men's Association adopted the following resolution at its December meeting December 20, 1966.

Whereas, an application has been filed for zoning apartments on Mt. Gilead Road Adjacent to Greenbriar Shopping Center by the Continental Development Co., and,

Whereas, we believe that apartments in this general area would be beneficial to the economy and well-being of this area, the Directors of the West End Business Men's Association request that the Zoning Board look with favor on this rezoning.

Respectfully yours,



O. W. Simmons
Secretary

OWS:ds

cc: Mayor Ivan Allen
Jack Summers
Milton Farris
Cliff Bullard

GEORGIA
FULTON COUNTY

C O V E N A N T

This Covenant made this the 12th day of December, 1966, by Continental Development Corporation, a corporation of Fulton County, Georgia,

W I T N E S S E T H:

WHEREAS, Continental Development Corporation has made application to the City of Atlanta to re-zone approximately eighty (80) acres of its land in Land Lots 228 and 229 of the 14th District of Fulton County, Georgia, from R-4, Residential to A-1 and AL Apartments.

NOW, THEREFORE, Continental Development Corporation does hereby covenant and agree to the following terms and conditions upon the re-zoning of said property as requested:

1.

To provide a 150 foot area from the north property line of Continental Colony School northerly to The Fontainebleau, along the rear line of the residential lots facing Sorrento Circle and Black Forest Trail, on which no permanent buildings will be erected for 15 years from this date.

IN WITNESS WHEREOF, the undersigned, as President of Continental Development Corporation, has hereunto set his hand and affixed the corporate seal the day and year first above written.

CONTINENTAL DEVELOPMENT CORPORATION

By Fred J. Schwemmle, Jr. (SEAL)
Fred J. Schwemmle, Jr., President

Signed, sealed and delivered
in the presence of:

Clifford Oxford
Brenda M. Land

Notary Public: Notary Public, Georgia, State at Large
My Commission Expires Oct. 29, 1969

Continental Development Corporation

1871 Plaza Lane, Southwest, Atlanta, Georgia 30311

November 30, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia

Gentlemen:

Continental Development Corporation proposes to build, own, and manage an apartment complex on approximately eighty acres of land immediately south of the Greenbriar Shopping Center. This will be Atlanta's foremost multi-family housing development offering a "total living" concept with the advantages of a major shopping center, wide variety of rental units and recreational facilities, and being strategically located between the Atlanta Municipal Airport and the rapidly expanding Fulton Industrial District.

By providing adequate and prestige housing this development, representing a minimum investment of \$18,000,000, will assist in accelerating the pace of growth in Southwest Atlanta started by the completion of Greenbriar and the increasing activity in the Fulton County Industrial District.

Very truly yours,



President

FJS, Jr/ak

Continental Development Corporation

1871 Plaza Lane, Southwest, Atlanta, Georgia 30311

November 30, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia

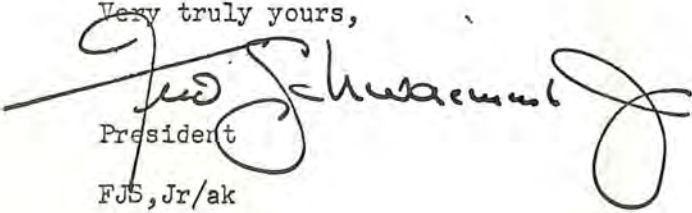
RE: Adequate School Facilities-
Greenbriar area

Gentlemen:

Plans of the Atlanta Board of Education assure adequate school facilities in this area to accommodate the developments of the Continental Development Corporation. The site for the Continental Colony elementary school was included in the original development plans of the corporation, and the Board decided upon this site at the urging of the corporation. This site was sold to the Board of Education at cost. The school is architecturally designed to accommodate the addition of eight classrooms to the north without interfering with the overall operation or design. This school was established in this area to accommodate children living on the east side of the perimeter highway. Approximately 50% of the present enrollment comes from the west side of the perimeter highway, an area to be served by the new Ben Hill school and a school to be located in the Brentwood sub-division, a site established in the overall land plan of this sub-division.

It can be readily seen that the Atlanta Board of Education is cognizant of the development in this area and appropriate plans have been developed to assure the orderly construction of adequate school facilities to accommodate the anticipated growth. The corporation has always endeavored to advise the school authorities of its plans in this area and they have acted accordingly. Surveys of apartment complexes of similar character and complexion of the ones we propose readily indicate an extremely small percentage of school age children.

Very truly yours,


President

FJS, Jr/ak

Continental Development Corporation

1871 Plaza Lane, Southwest, Atlanta, Georgia 30311

November 30, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia


RE: Clubhouse and Recreational
Facilities

Gentlemen:

We propose to build a variety of recreational facilities, including a private clubhouse, for the use of the apartment residents, and we agree to extend to the residents of the Continental Colony sub-division the privilege to enjoy these privileges on a reasonable fee basis, subject to the rules and regulations established by the corporation. The clubhouse will include lounges, formal dining and meeting rooms, billiard rooms, exercise and sauna facilities, plus appropriate swimming pools. There will also be golf putting and chipping greens, tennis and shuffleboard courts.

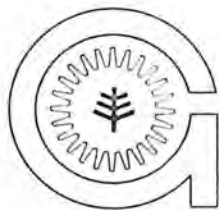
These proposed facilities will be a deciding factor in attracting quality people to the area, and an extension of these privileges to the adjoining residents will certainly make this entire area an attractive and prestige location.

Very truly yours,



President

FJS, Jr/ak



GREENBRIAR

"The shopping center with built-in Spring"

December 1, 1966

Continental Development Corporation
1871 Plaza Lane, S.W.
Atlanta, Georgia

Gentlemen:

As manager of Greenbriar Shopping Center, I would like to add my support to your petition for re-zoning of property in the Greenbriar area.

Let me say that we, obviously, have an interest in multi-family development of this property; consequently, we naturally would be interested.

Let me further state, however, that our interest goes beyond the Greenbriar Shopping Center and the additional business that this development would generate.

If Atlanta Metro is to support two million people by 1983, it becomes apparent to us that the available land located this near the central business district should be zoned for multi-family units.

In other words, the professional opinion of consultants whom we have employed state the highest and best use of this property would be multi-family development. This is not to say that all property within a certain distance from the central business district should be zoned multi-family family. We are saying that the land contiguous to a development such as Greenbriar Shopping Center leads itself to high density development. Of course, this has been true around Lenox Square as well as practically every other regional shopping center throughout the country.

... 2.

Continental Development Corporation
December 1, 1966
Page Two

Let me emphasize that this opinion is that of the management of Greenbriar; in that, it does not necessarily reflect the view of each merchant. I felt that my opinion should be voiced and hope that we are able to have honest differences of opinion with all interested parties.

All professional information points to the fact that this is another step important to the continuing growth of metropolitan Atlanta.

Sincerely yours,

Thomas J. Tate, Jr.

Thomas J. Tate, Jr.
Manager

/cc

The Citizens and Southern National Bank
Atlanta, Georgia 30302

November 23, 1966

MARIETTA AT BROAD
P. O. BOX 4899
REAL ESTATE LOAN DEPARTMENT
TELEPHONE 588-3091
AREA CODE 404

Continental Development Corporation
1871 Plaza Lane, S. W.
Atlanta, Georgia 30311

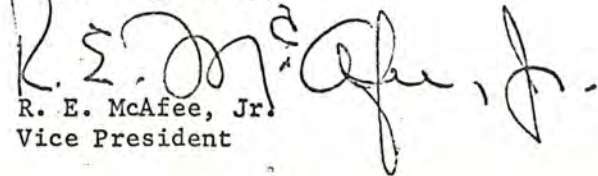
Attention: Fred Schwaemmle

Gentlemen:

We appreciate the opportunity of discussing the proposed financing of apartments you plan to build on the fifty acre site east of Mount Gilead Road, south of the Elks Club and adjoining Colony Elementary School. The site appears to be an excellent one for apartments.

We would appreciate it if you would keep us informed on your progress in connection with the site plan, building lay-out and architectural design. We would be most interested in future discussion in connection with financing this project.

Yours very truly,


R. E. McAfee, Jr.
Vice President

REMjr/bc

John Hancock
MUTUAL LIFE INSURANCE COMPANY

200 BERKELEY STREET • BOSTON • MASSACHUSETTS • 02117

MORTGAGE AND REAL ESTATE DEPARTMENT

ROBERT C. JORDAN, *Senior Vice President*
GORDON E. EMERSON, JR., *Vice President*

November 10, 1966

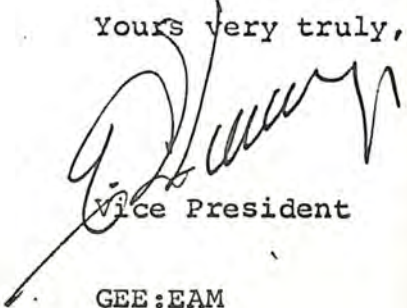
Continental Development Corporation
Suite 300 Scott Hudgens Building
P. O. Box 20767
Atlanta, Georgia 30320

Gentlemen:

After inspecting the land which you own adjacent to the Greenbriar Shopping Center and the plan which you have developed for the construction of garden apartments, I agree with you that the highest and best use of this land would be for multiresidential development.

Although we are most limited in funds available for investment at this time, when, as, and if the zoning change is approved and you are ready to discuss financing, I would like an opportunity to consider mortgage financing.

Yours very truly,


Vice President

GEE:EAM

The Citizens and Southern National Bank
Atlanta, Georgia 30302

November 21, 1966

MARIETTA AT BROAD
P. O. BOX 4899
REAL ESTATE LOAN DEPARTMENT
TELEPHONE 588-3091
AREA CODE 404

TO WHOM IT MAY CONCERN

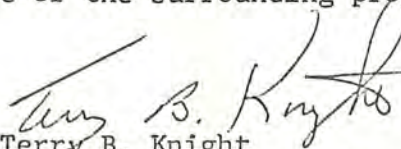
RE: Proposed Apartment Site
East Side Proposed Extension
Mt. Gilead Road

I have made an on site inspection of the subject property this 21st day of November, 1966 for the purpose of determining the feasibility of the proposed project.

I have been in the mortgage loan business in Atlanta for twelve years and have made several loans in the Fountaine Bleu Subdivision which adjoins the subject property. I am also an appraiser holding the MAI designation and have made appraisals on houses adjoining the subject property.

Based on my personal inspection of this property and seeing the proposed plot plan showing a 150 foot buffer zone between the apartment buildings and the homes on Black Forest Trail (homes nearest to the apartment) and knowing the type apartments that are proposed on this site, I do not feel the single family homes will be affected adversely. In fact, it is my opinion as an appraiser that this proposed development will provide the most desirable buffer between the single family residential subdivision and the area zoned commercial which will be developed in the near future with various types of improvements. It is also a buffer from the side view of the Greenbriar Shopping Center.

In review, it is my opinion that an attractive apartment project on this site would be a proper improvement and would not adversely affect the value of the surrounding property.


Terry B. Knight
Assistant Vice-President

tbk/nb

December 21, 1966

Mr. Harry S. King
2474 Black Forest Trail, S. W.
Atlanta, Georgia

Re: Continental Colony Zoning

Dear Mr. King:

I attach herewith a copy of all the letters which were on Mr. Schwaemmle's wall the other night which pertained to our zoning.

It was very nice meeting you and Mrs. King, and I shall be glad to answer any other questions you may have. I hope you will see fit to enthusiastically support this project because I honestly feel it will be the finest that has been developed in Georgia.

Incidentally, I strongly suggested to Mr. Schwaemmle that he set the fees on the club and he has done so. The initiation fee will be \$150.00 per family, and the dues will be \$10.00 per year up to five people and no dues above five. I feel this is most reasonable as it will apply to all people who join. The same regulations for use will apply to all apartment dwellers as well as residential members.

With kind regards, I am

Sincerely yours,

CO/bl
Attchs.

Clifford Oxford

LAW OFFICES

HATCHER, MEYERSON, OXFORD AND IRVIN

THIRD FLOOR, FIRST FEDERAL BUILDING
40 MARIETTA STREET, N.W.
ATLANTA, GEORGIA 30303

HENRY M. HATCHER, JR.
STANLEY P. MEYERSON
CLIFFORD OXFORD
BENNY L. IRVIN
PAUL E. PRESSLEY
G. CLYDE DEKLE, III

525-3404

January 17, 1967

Honorable Ivan Allen
Mayor, City of Atlanta
City Hall
Atlanta, Georgia

Re: Continental Colony Proposed Zoning

Dear Ivan:

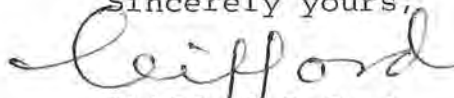
I attach a copy of the news bulletin which we delivered to the homes of 137 residents who live in the area near the proposed apartment complex for which we have applied for zoning.

So often rumors are circulated in communities that we felt it essential to rebut these with factual data. We thought it would be of interest to you, and confirm the commitment of our client.

We enthusiastically endorse this project and hope you will be able to see fit to support it, as we feel it will be one of the finest of its type ever developed in the United States.

With kind regards, I am

Sincerely yours,


Clifford Oxford

CO/bl
Attachment



CITY OF ATLANTA

DEPARTMENT of PLANNING

700 CITY HALL

Atlanta, Georgia 30303

January 6, 1967

WYONT B. BEAN
PLANNING ENGINEER

COLLIER B. GLADIN
ASSISTANT PLANNING ENGINEER

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

FROM: Collier Gladin

SUBJECT: Rezoning Petition #Z-66-259-F
Mt. Gilead Road Extension

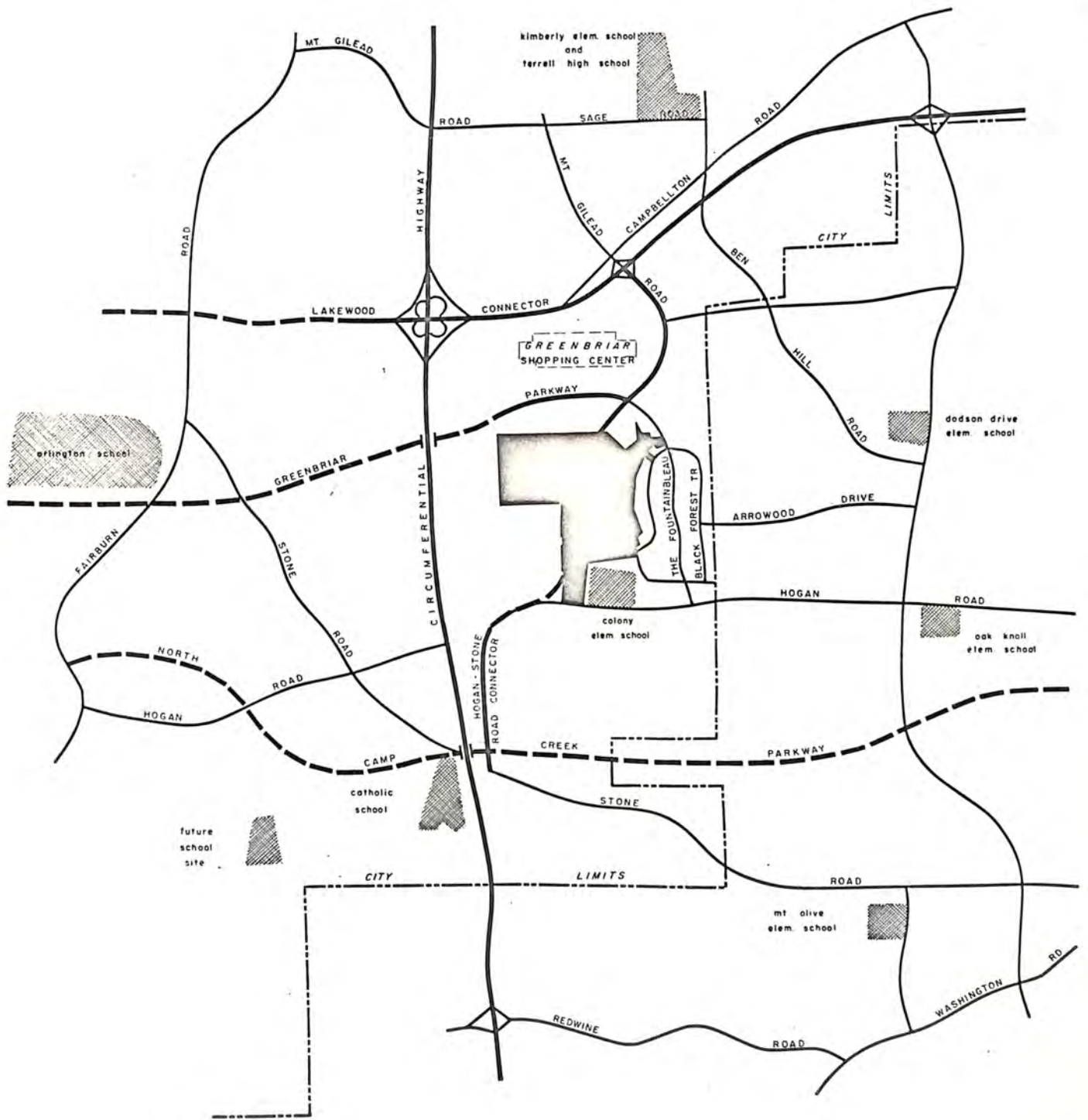
Continental Colony has applied for rezoning for apartment use (A-1) of approximately 84 acres south of Greenbriar Shopping Center. The application is scheduled for public hearing on January 19 and has received a favorable recommendation of the Joint Planning Board and our staff.

This petition was filed at approximately this time last year along with several others also for apartment use in this area. Since a large portion of the area around Greenbriar Shopping Center is undeveloped our staff has spent considerable time studying this area in order to determine the appropriate land uses and community facilities necessary as further development takes place.

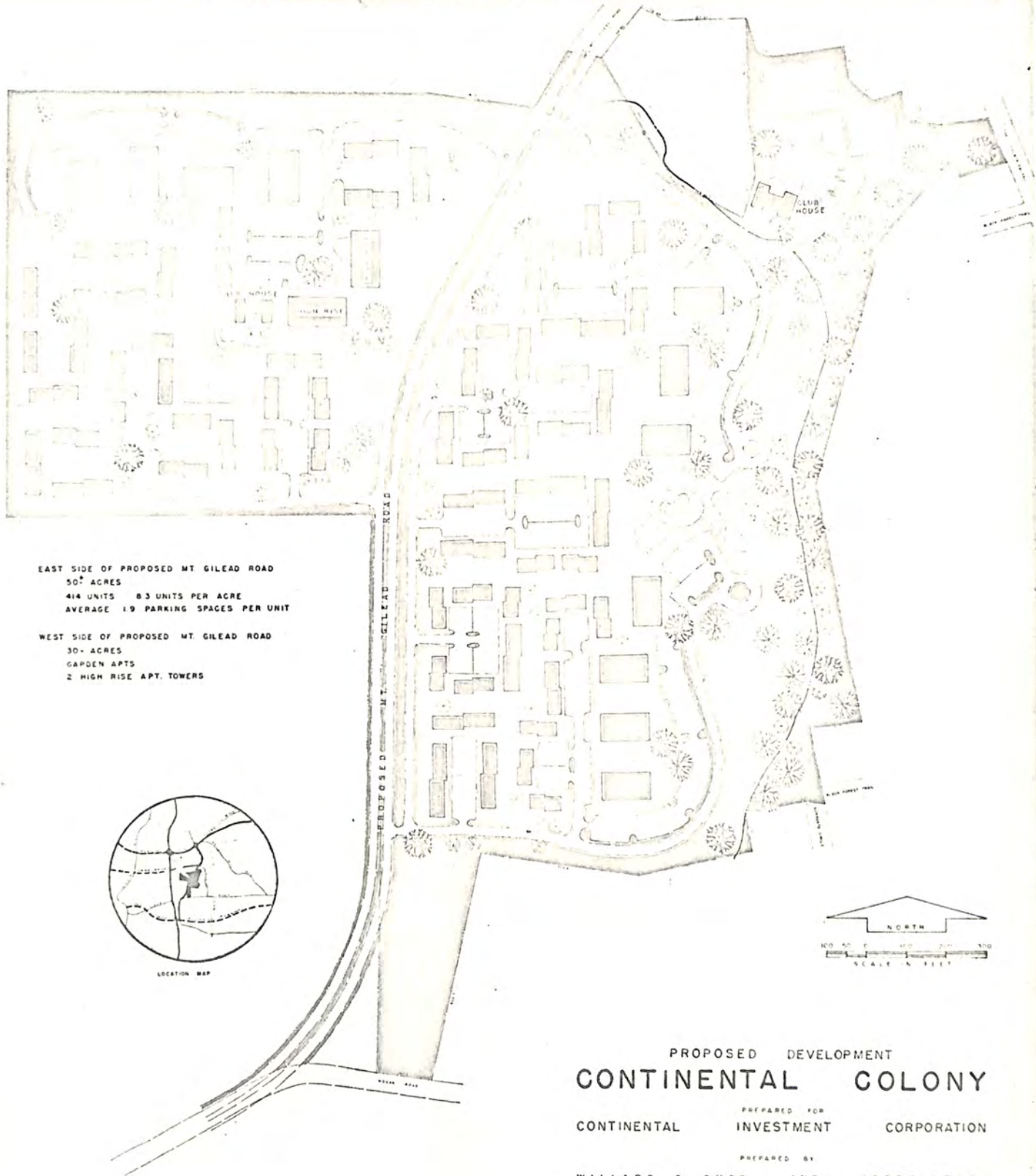
On the basis of our studies, we feel that apartment use of this tract, for which zoning is requested, is justifiable on the basis of its relationship to Greenbriar Shopping Center; the Circumferential and the need for apartment units in this area.

We have worked with the developers and site planners of this project to provide what we feel is adequate open space adjacent to the single-family area east of this tract. We feel we have achieved a far more desirable plan than was proposed last year. We understand, however, that there is still considerable opposition to apartments by area residents.

Enclosures - 2

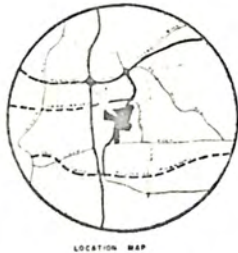


AREA MAP
CONTINENTAL COLONY



EAST SIDE OF PROPOSED MT GILEAD ROAD
 50⁺ ACRES
 414 UNITS 8.3 UNITS PER ACRE
 AVERAGE 1.9 PARKING SPACES PER UNIT

WEST SIDE OF PROPOSED MT GILEAD ROAD
 30⁺ ACRES
 GARDEN APTS
 2 HIGH RISE APT. TOWERS



PROPOSED DEVELOPMENT
CONTINENTAL COLONY

PREPARED FOR
 CONTINENTAL INVESTMENT CORPORATION

PREPARED BY
WILLARD C. BYRD AND ASSOCIATES
 LANDSCAPE ARCHITECTS TOWN PLANNERS GOLF COURSE ARCHITECTS
 ATLANTA, GEORGIA

DEC 1966

LAW OFFICES

HATCHER, MEYERSON, OXFORD AND IRVIN

HENRY M. HATCHER, JR.
STANLEY P. MEYERSON
CLIFFORD OXFORD
BENNY L. IRVIN
PAUL E. WINSLEY
G. CLYDE DEKLE, III

THIRD FLOOR, FIRST FEDERAL BUILDING
40 MARIETTA STREET, N.W.
ATLANTA, GEORGIA 30303

525-404

December 12, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia

Re: Continental Development Corporation

Gentlemen:

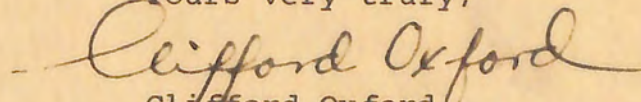
Enclosed you will find a brochure containing detailed data of zoning petition filed by my client on the proposed Mt. Gilead Road extension asking re-zoning of property in that area to A-1 and A-L.

I would like to state that in the 84 acres involved, there is very low density with extraordinarily fine planning by Danielson & Paine Architects and Willard Byrd on landscaping. For example, the density on the East side of said property will be from nine to ten units per acre with a minimum 150 foot area between the development and the adjacent residential areas on which no permanent structures will be built and they have so covenanted.

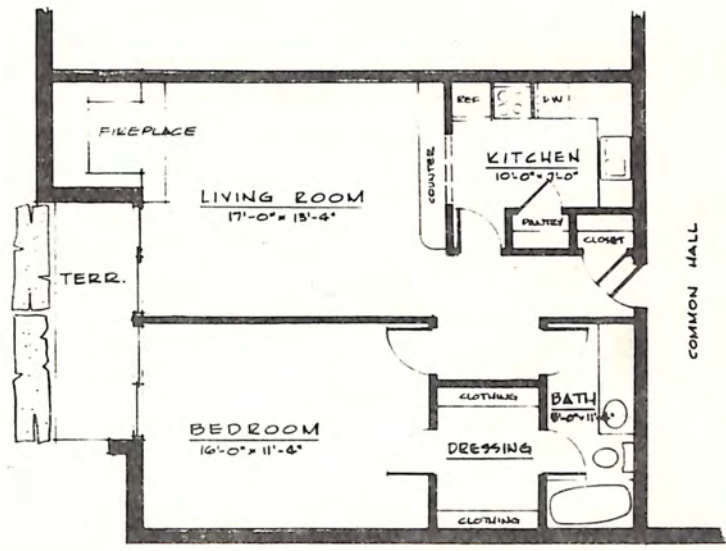
In addition, there will be a beautiful clubhouse facility with swimming pool, tennis courts, and golf putting greens which will be made available to the adjoining residential owners.

We attach letters from the owner of Greenbriar, MAI appraisers, and others to indicate that the highest and best use for this property is multi-unit use. We have set out in great detail the need for this zoning in our Certificate of Necessity.

Yours very truly,


Clifford Oxford

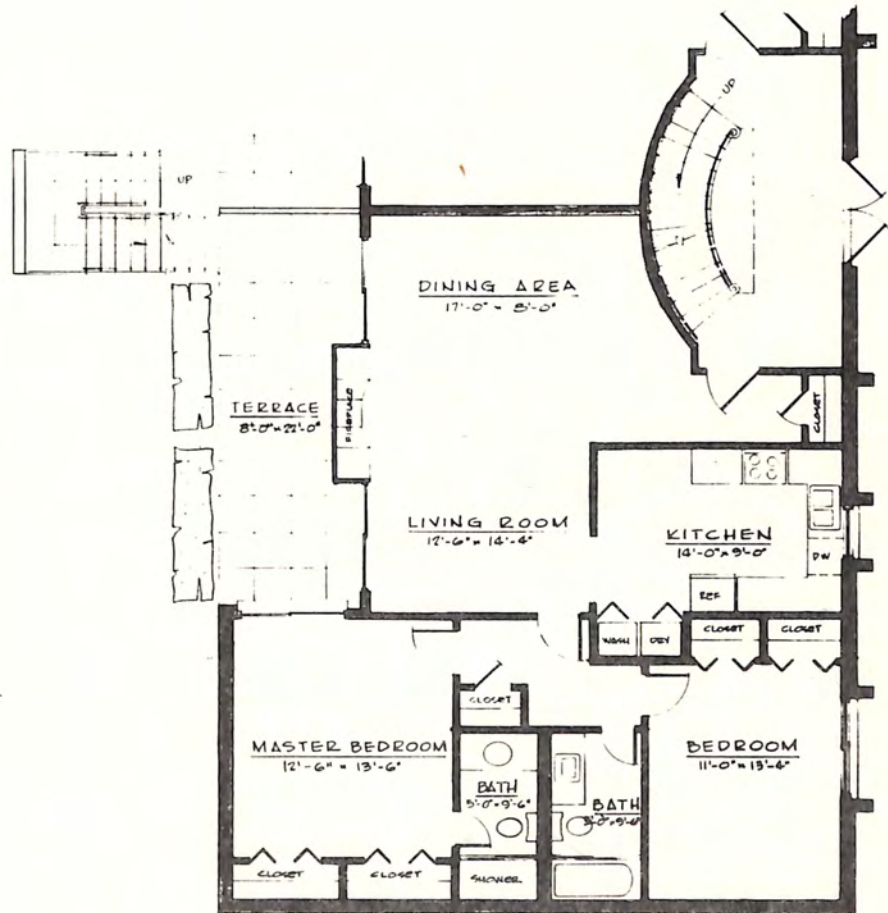
CO/bl
Enclosure



GROUND FLOOR APARTMENT PLAN
SCALE 1/8" = 1'-0"

ONE BEDROOM APARTMENT
745 SQUARE FEET

DANIELSON & PAINE
ARCHITECTS
1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309



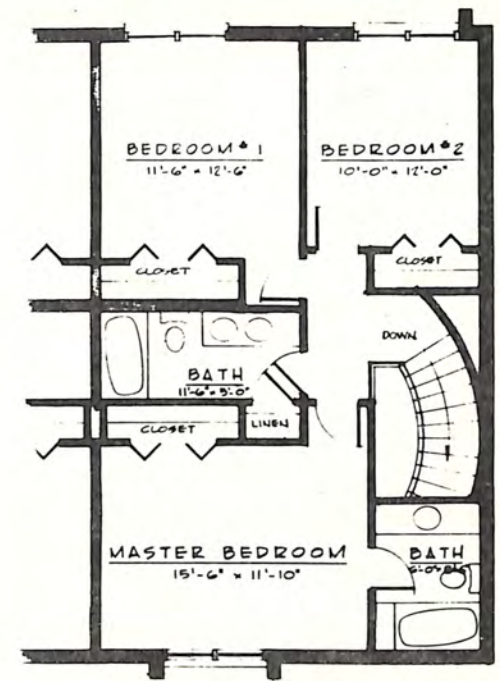
GROUND FLOOR APARTMENT PLAN
 SCALE $\frac{1}{8}" = 1' - 0"$

TWO BEDROOM/TWO BATH APARTMENT
 1,172 SQUARE FEET

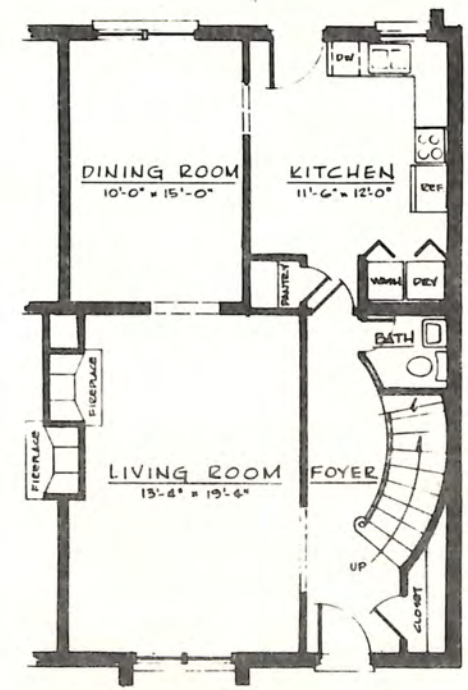
DANIELSON & PAINE
 ARCHITECTS
 1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309

DANIELSON & PAINE
A R C H I T E C T S
 1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309

THREE BEDROOM TOWN HOUSE
 1,679 SQUARE FEET



SECOND FLOOR PLAN



FIRST FLOOR PLAN

END UNIT PLANS
 SCALE 1/8" = 1'-0"

GEORGIA
FULTON COUNTY

C O V E N A N T

This Covenant made this the 12th day of December, 1966, by Continental Development Corporation, a corporation of Fulton County, Georgia,

W I T N E S S E T H:

WHEREAS, Continental Development Corporation has made application to the City of Atlanta to re-zone approximately eighty (80) acres of its land in Land Lots 228 and 229 of the 14th District of Fulton County, Georgia, from R-4, Residential to A-1 and AL Apartments.

NOW, THEREFORE, Continental Development Corporation does hereby covenant and agree to the following terms and conditions upon the re-zoning of said property as requested:

1.

To provide a 150 foot area from the north property line of Continental Colony School northerly to The Fontainebleau, along the rear line of the residential lots facing Sorrento Circle and Black Forest Trail, on which no permanent buildings will be erected for 15 years from this date.

IN WITNESS WHEREOF, the undersigned, as President of Continental Development Corporation, has hereunto set his hand and affixed the corporate seal the day and year first above written.

CONTINENTAL DEVELOPMENT CORPORATION

By Fred J. Schwaemmle, Jr. (SEAL)
Fred J. Schwaemmle, Jr., President

Signed, sealed and delivered
in the presence of:

Clifford Oxford

Bruce M. Laid

Notary Public: Notary Public, Georgia, State at Large
My Commission Expires Oct. 29, 1969



GREENBRIAR

"The shopping center with built-in Spring"

December 2, 1965

Continental Development Company
Post Office Box 20767
Atlanta, Georgia

Attention: Mr. Scott Hudgens

Gentlemen:

Your application to the City of Atlanta for re-zoning of your residential land to apartment zoning, in the Greenbriar area, merits our enthusiastic approval. We feel that this is logical zoning, and the luxury-type apartments that you plan will be a definite asset to this area of the City.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. R. Hawn". The signature is written in a cursive, slightly slanted style.

W. R. Hawn

WRH/sm

Continental Development Corporation

1871 Plaza Lane, Southwest, Atlanta, Georgia 30311

November 30, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia

Gentlemen:

Continental Development Corporation proposes to build, own, and manage an apartment complex on approximately eighty acres of land immediately south of the Greenbriar Shopping Center. This will be Atlanta's foremost multi-family housing development offering a "total living" concept with the advantages of a major shopping center, wide variety of rental units and recreational facilities, and being strategically located between the Atlanta Municipal Airport and the rapidly expanding Fulton Industrial District.

By providing adequate and prestige housing this development, representing a minimum investment of \$18,000,000, will assist in accelerating the pace of growth in Southwest Atlanta started by the completion of Greenbriar and the increasing activity in the Fulton County Industrial District.

Very truly yours,



President

FJS, Jr/ak

Continental Development Corporation

1871 Plaza Lane, Southwest, Atlanta, Georgia 30311

November 30, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia

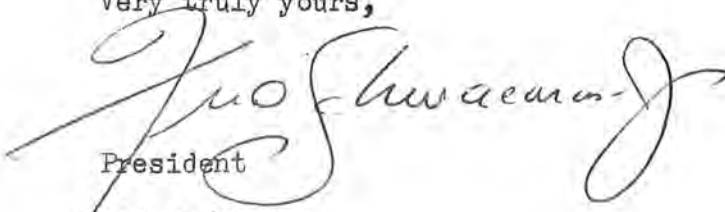
RE: Adequate School Facilities-
Greenbriar area

Gentlemen:

Plans of the Atlanta Board of Education assure adequate school facilities in this area to accommodate the developments of the Continental Development Corporation. The site for the Continental Colony elementary school was included in the original development plans of the corporation, and the Board decided upon this site at the urging of the corporation. This site was sold to the Board of Education at cost. The school is architecturally designed to accommodate the addition of eight classrooms to the north without interfering with the overall operation or design. This school was established in this area to accommodate children living on the east side of the perimeter highway. Approximately 50% of the present enrollment comes from the west side of the perimeter highway, an area to be served by the new Ben Hill school and a school to be located in the Brentwood sub-division, a site already purchased.

It can be readily seen that the Atlanta Board of Education is cognizant of the development in this area and appropriate plans have been developed to assure the orderly construction of adequate school facilities to accommodate the anticipated growth. The corporation has always endeavored to advise the school authorities of its plans in this area and they have acted accordingly. Surveys of apartment complexes of similar character and complexion of the ones we propose readily indicate an extremely small percentage of school age children.

Very truly yours,



President

FJS, Jr/ak

Continental Development Corporation

1871 Plaza Lane, Southwest, Atlanta, Georgia 30311

November 30, 1966

Planning and Zoning Department
City Hall
Atlanta, Georgia

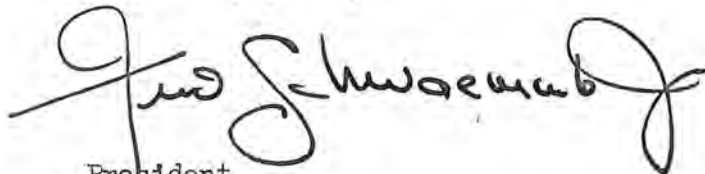
RE: Clubhouse and Recreational
Facilities

Gentlemen:

We propose to build a variety of recreational facilities, including a private clubhouse, for the use of the apartment residents, and we agree to extend to the residents of the Continental Colony sub-division the privilege to enjoy these privileges on a reasonable fee basis, subject to the rules and regulations established by the corporation. The clubhouse will include lounges, formal dining and meeting rooms, billiard rooms, exercise and sauna facilities, plus appropriate swimming pools. There will also be golf putting and chipping greens, tennis and shuffleboard courts.

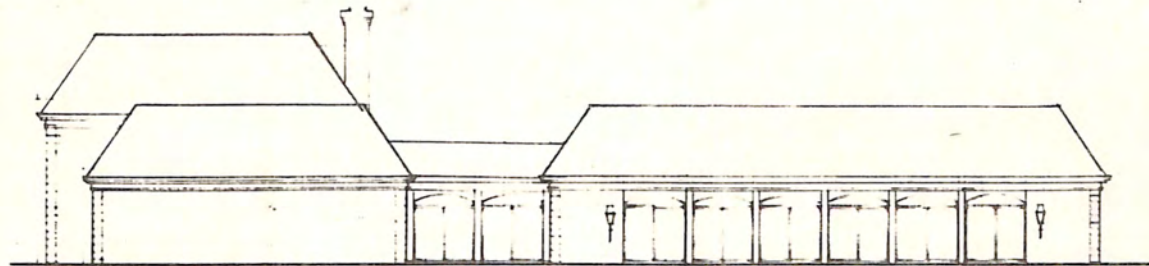
These proposed facilities will be a deciding factor in attracting quality people to the area, and an extension of these privileges to the adjoining residents will certainly make this entire area an attractive and prestige location.

Very truly yours,

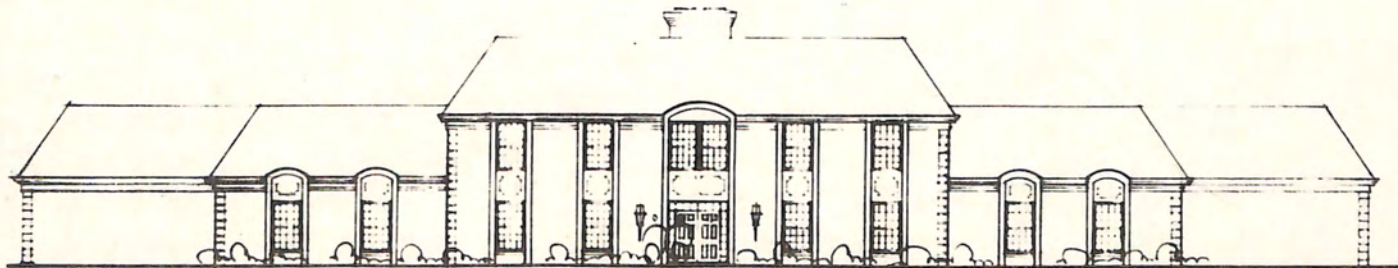


President

FJS, Jr/ak

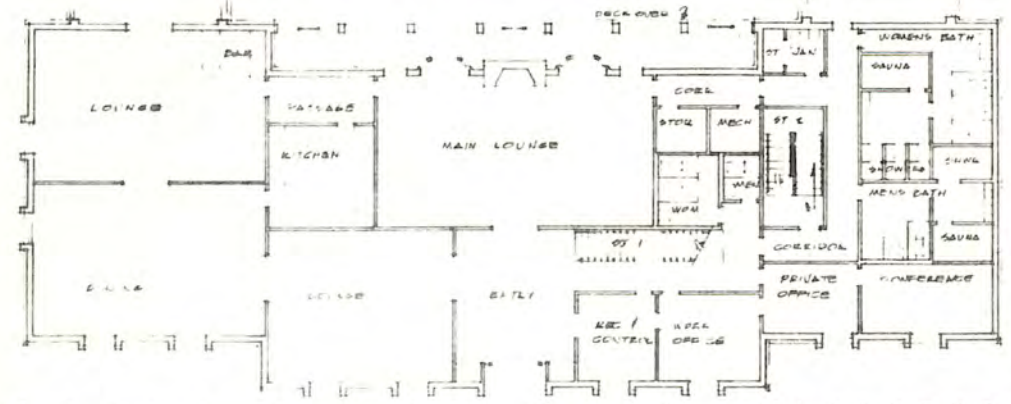
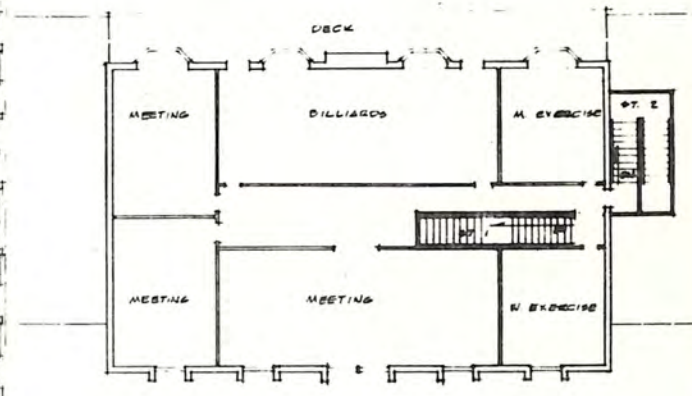
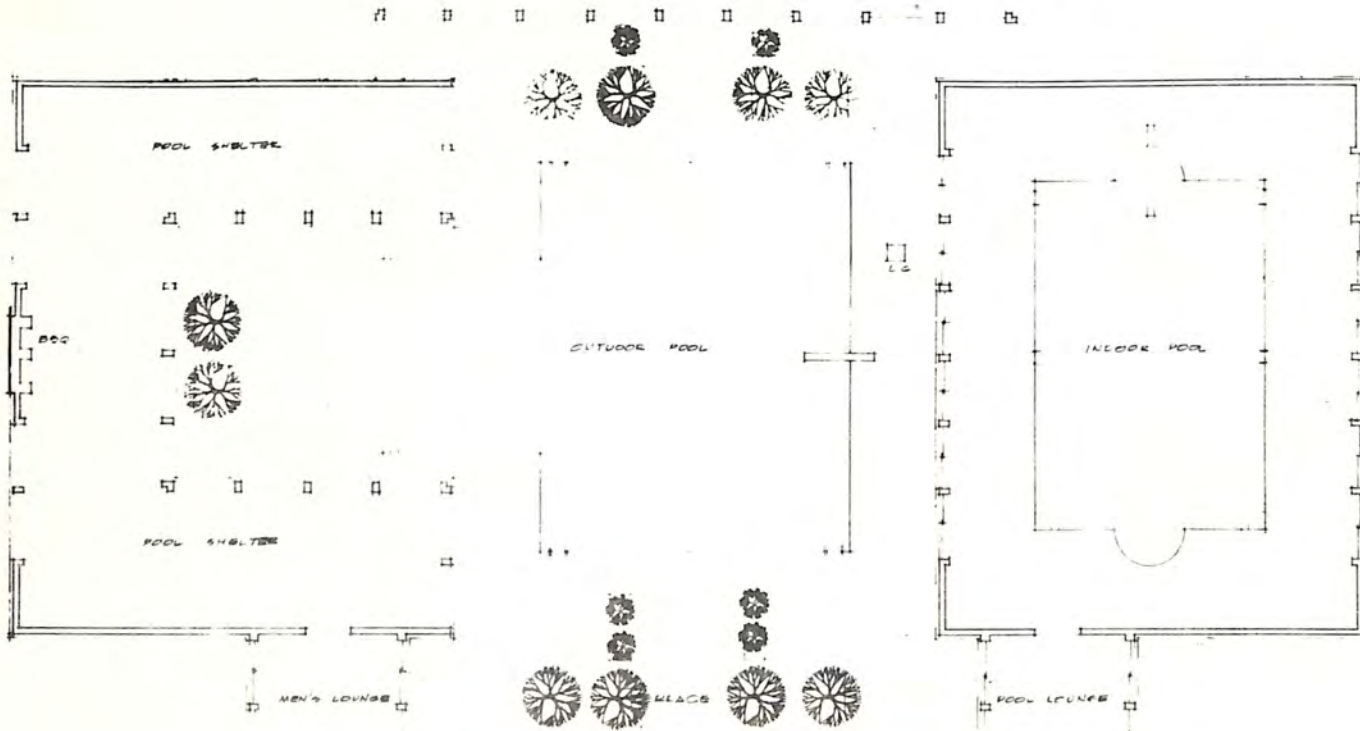


R I G H T S I D E E L E V A T I O N . C L U B H O U S E 1/8" = 1'-0"



F R O N T E L E V A T I O N . . C L U B H O U S E 1/8" = 1'-0"

DANIELSON & PAINE
ARCHITECTS
1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309



PROPOSED CLUBHOUSE
FOR
CONTINENTAL COLONY

SQUARE FOOTAGE DATA:
ENCLOSED 50 FT → 9900
TOTAL IMMOVABLE 60 FT → 20875

DANIELSON & PAINE
ARCHITECTS
1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309

The Citizens and Southern National Bank
Atlanta, Georgia 30302

November 21, 1966

MARIETTA ST. ROAD
P. O. BOX 4899
REAL ESTATE LOAN DEPARTMENT
TELEPHONE 521-1091
AREA 104

TO WHOM IT MAY CONCERN


RE: Proposed Apartment Site
East Side Proposed Extension
Mt. Gilead Road

I have made an on site inspection of the subject property this 21st day of November, 1966 for the purpose of determining the feasibility of the proposed project.

I have been in the mortgage loan business in Atlanta for twelve years and have made several loans in the Fountaine Bleau Subdivision which adjoins the subject property. I am also an appraiser holding the MAI designation and have made appraisals on houses adjoining the subject property.

Based on my personal inspection of this property and seeing the proposed plot plan showing a 150 foot buffer zone between the apartment buildings and the homes on Black Forest Trail (homes nearest to the apartment) and knowing the type apartments that are proposed on this site, I do not feel the single family homes will be affected adversely. In fact, it is my opinion as an appraiser that this proposed development will provide the most desirable buffer between the single family residential subdivision and the area zoned commercial which will be developed in the near future with various types of improvements. It is also a buffer from the side view of the Greenbriar Shopping Center.

In review, it is my opinion that an attractive apartment project on this site would be a proper improvement and would not adversely affect the value of the surrounding property.


Terry B. Knight
Assistant Vice-President

tbk/nb

John Hancock
MUTUAL LIFE INSURANCE COMPANY

200 BERKELEY STREET • BOSTON • MASSACHUSETTS • 02117

MORTGAGE AND REAL ESTATE DEPARTMENT

ROBERT C. JORDAN, *Senior Vice President*
GORDON E. EMERSON, JR., *Vice President*

November 10, 1966

Continental Development Corporation
Suite 300 Scott Hudgens Building
P. O. Box 20767
Atlanta, Georgia 30320

Gentlemen:

After inspecting the land which you own adjacent to the Greenbriar Shopping Center and the plan which you have developed for the construction of garden apartments, I agree with you that the highest and best use of this land would be for multiresidential development.

Although we are most limited in funds available for investment at this time, when, as, and if the zoning change is approved and you are ready to discuss financing, I would like an opportunity to consider mortgage financing.

Yours very truly,



Vice President

GEE:EAM

The Citizens and Southern National Bank
Atlanta, Georgia 30302

November 23, 1966

MARIETTA AT BROAD
P. O. BOX 4899
REAL ESTATE LOAN DEPARTMENT
TELEPHONE 588-3091
AREA CODE 404

Continental Development Corporation
1871 Plaza Lane, S. W.
Atlanta, Georgia 30311

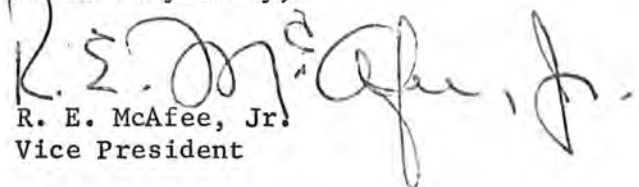
Attention: Fred Schwaemmle

Gentlemen:

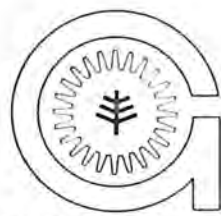
We appreciate the opportunity of discussing the proposed financing of apartments you plan to build on the fifty acre site east of Mount Gilead Road, south of the Elks Club and adjoining Colony Elementary School. The site appears to be an excellent one for apartments.

We would appreciate it if you would keep us informed on your progress in connection with the site plan, building lay-out and architectural design. We would be most interested in future discussion in connection with financing this project.

Yours very truly,


R. E. McAfee, Jr.
Vice President

REMjr/bc



GREENBRIAR

"The shopping center with built-in Spring"

December 1, 1966

Continental Development Corporation
1871 Plaza Lane, S.W.
Atlanta, Georgia

Gentlemen:

As manager of Greenbriar Shopping Center, I would like to add my support to your petition for re-zoning of property in the Greenbriar area.

Let me say that we, obviously, have an interest in multi-family development of this property; consequently, we naturally would be interested.

Let me further state, however, that our interest goes beyond the Greenbriar Shopping Center and the additional business that this development would generate.

If Atlanta Metro is to support two million people by 1983, it becomes apparent to us that the available land located this near the central business district should be zoned for multi-family units.

In other words, the professional opinion of consultants whom we have employed state the highest and best use of this property would be multi-family development. This is not to say that all property within a certain distance from the central business district should be zoned multi-family family. We are saying that the land contiguous to a development such as Greenbriar Shopping Center leads itself to high density development. Of course, this has been true around Lenox Square as well as practically every other regional shopping center throughout the country.

... 2.

Continental Development Corporation
December 1, 1966
Page Two

Let me emphasize that this opinion is that of the management of Greenbriar; in that, it does not necessarily reflect the view of each merchant. I felt that my opinion should be voiced and hope that we are able to have honest differences of opinion with all interested parties.

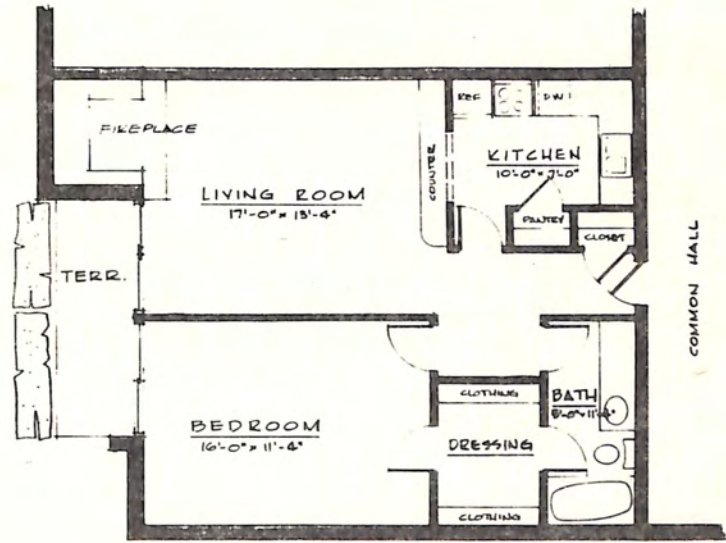
All professional information points to the fact that this is another step important to the continuing growth of metropolitan Atlanta.

Sincerely yours,

Thomas J. Tate, Jr.

Thomas J. Tate, Jr.
Manager

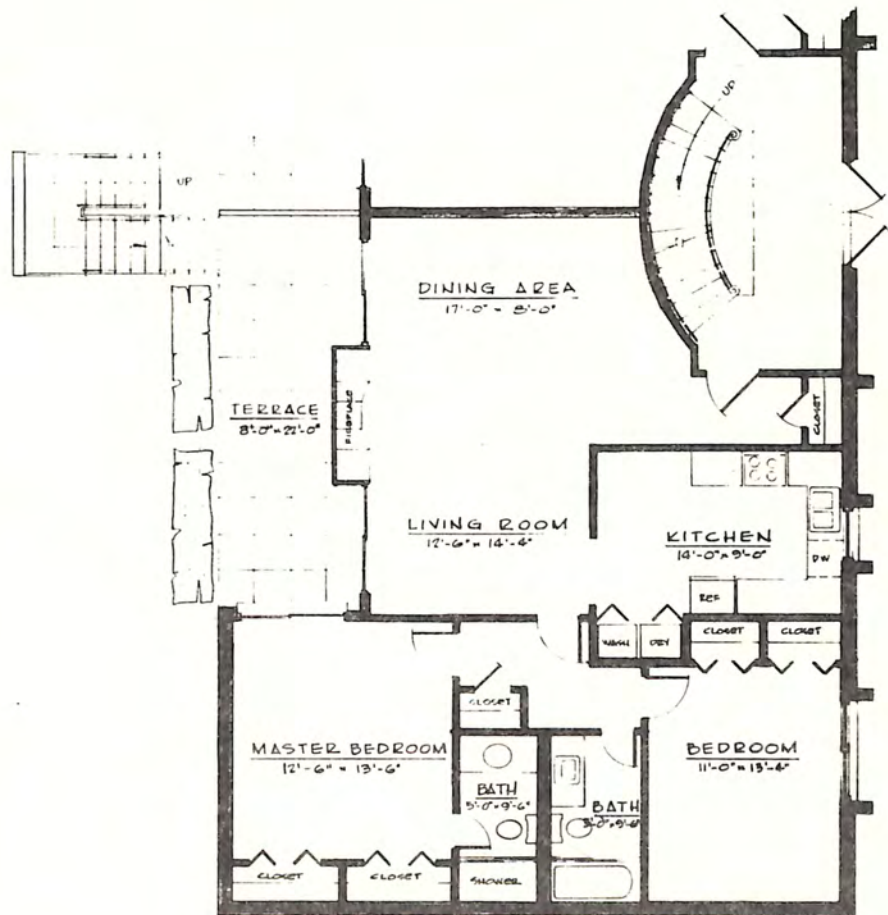
/cc



GROUND FLOOR APARTMENT PLAN
SCALE 1/8" = 1'-0"

ONE BEDROOM APARTMENT
745 SQUARE FEET

DANIELSON & PAINE
ARCHITECTS
1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309



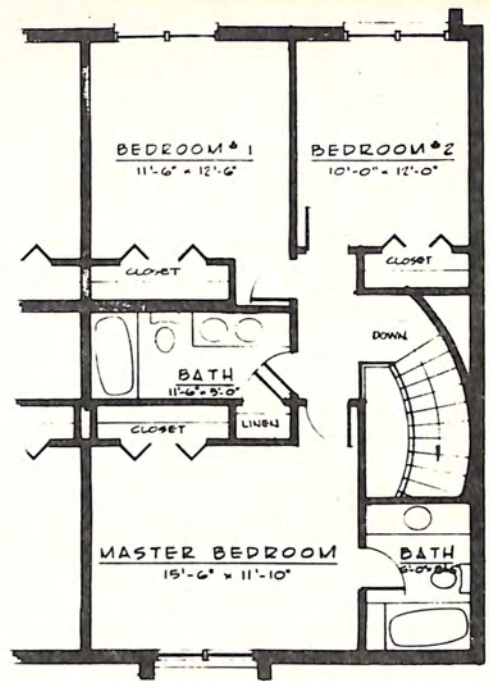
GROUND FLOOR APARTMENT PLAN
 SCALE $\frac{1}{8}'' = 1' - 0''$

TWO BEDROOM / TWO BATH APARTMENT
 1,172 SQUARE FEET

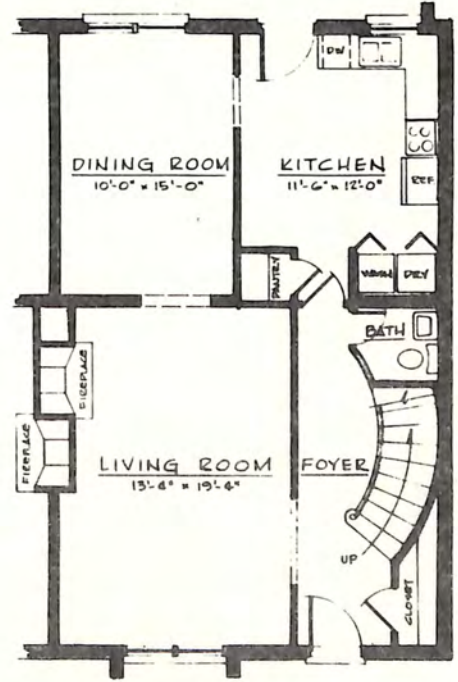
DANIELSON & PAINE
 ARCHITECTS
 1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309

DANIELSON & PAINE
A R C H I T E C T S
 1447 PEACHTREE ST., N. E. RM. 105, ATLANTA, GA. 30309

THREE BEDROOM TOWN HOUSE
 1,679 SQUARE FEET



SECOND FLOOR PLAN



FIRST FLOOR PLAN

END UNIT PLANS
 SCALE 1/8" = 1'-0"

January 12, 1967

Mrs. Marion E. Smith
3187 Downwood Circle, N. W.
Atlanta, Georgia 30327

Dear Mrs. Smith:

This will acknowledge receipt of your letter regarding the rezoning in your neighborhood.

I am forwarding this to the Zoning Committee in order that they may have the benefit of your views.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr/br

CC: Zoning Committee

January 11, 1967

Zoning

Mr. George F. Longino, Jr.
Longino and Porter, Inc.
196 Marietta Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Longino:

This will acknowledge receipt of your letter on behalf of the rezoning petition for the Continental Development Corporation.

May I assure you that I am going to support this petition for rezoning for apartment uses.

Sincerely yours,

Iwan Allen, Jr.
Mayor

IAJr/br



January 9, 1967

Honorable Ivan Allen, Mayor
City of Atlanta
City Hall
Atlanta, Georgia

Dear Mr. Allen:

On January 19, an application submitted by the Continental Development Corporation is to be heard concerning rezoning of property adjacent to the Greenbriar Shopping Center for apartment uses.

Although I have no personal interest in the corporation requesting zoning changes, I feel that the best interests of the City of Atlanta will be served if this application is approved. It is my understanding that the West End Businessmen's Association, all of the merchants at Greenbriar and others are in favor of the rezoning as requested.

If you can recommend approval of these zoning changes, I shall appreciate it more than you know.

With kindest personal regards, I am

Sincerely yours,


George F. Longino, Jr.

GFL, Jr.:jwb

*I will
and admit him I
will support*

