

Planning

July 18, 1969

A meeting of the Planning and Development Committee was held in Committee Room #2, Second Floor, City Hall, at 2:00 P. M., Friday, July 18, 1969.

Committee members present:

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

Committee members absent:

Gregory Griggs
Charlie Leftwich
George Cotsakis
Hugh Pierce
Edwin Sterne,) Housing Authority
Frank Etheridge)

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

1. A. PUBLIC HEARING - ANNEXATION PETITION BY JULIUS SCHNEIDER MEDICAL FOUNDATION, INC., COLUMBUS UNION CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST AND EUGENE A. ANDERSON.

Charles Watkins, First National Bank Building, was present representing the three property owners involved. Two other persons were present in support of the annexation. There was no opposition.

The staff presented a detailed report to each committee member present relative to this petition, certifying that it meets all requirements set forth by the State Enabling Legislation and applicable city ordinances, and recommended its approval. The property in question lies in Land Lot 29 of the 14th District of Fulton, formerly Fayette County, and involves 69.1 acres; of the total acreage, 46.6 acres is zoned A-1 apartments; 17 acres is zoned R-3 and a smaller C-1 tract lies in Fulton County. Mr. Gladin explained the city would be annexing this property under the zoning most closely related to the existing county zoning, which in this instance is practically identical to the county's. All city services to the area are available, or can be provided upon request (letters to this effect from the appropriate city departments are included in the report).

In answer to questioning by Mr. Summers, Mr. Watkins stated the owners wish to come into the city for the services that are available and to make their land more marketable for housing and sale of apartments.

The committee expressed its concern about a tract immediately to the north lying in unincorporated Fulton County which, upon approval of this annexation petition, would become landlocked and asked if it could be included along with this petition.

Mr. Gladin explained this is one type of problem you incur in the petition route and it could not be legally included, but could be brought up at the next filing period in May, 1970.

The committee felt this would be highly desirable and should be encouraged at that time.

Mr. Eugene Anderson, part-owner of the tract which would become landlocked, appeared speaking for himself and Mrs. Schneider, also part-owner, stating they would be willing to have their property annexed; that, however, he could not officially speak for Mr. Steinmetz, another owner, but Mr. Steinmetz had told him he would be willing to be annexed.

In answer to questioning by Mr. Cook, Mr. Anderson stated the C-1 zoning approved by the county was done so as part of an overall Medical Complex proposal which subsequently fell through much to their regret and loss, and there is no commercial development in the area presently.

There being no further discussion, the matter was referred to Executive Session.

In Executive Session, upon unanimous vote, this petition was approved by the committee.

1. B. PUBLIC HEARING - ANNEXATION PETITION BY JOHN E. LIVADITIS -
GARMON ROAD.

There was no opposition present. A detailed report relative to this petition certifying its compliance with State Enabling Legislation and applicable city ordinances was presented to each committee member present and the staff recommended approval. The property lies in Land Lot 177 of the 17th District and is approximately 2 acres in size. Mr. Gladin stated the property is presently zoned R-1 (Residential) and would be annexed as R-1; that all services are available, or can be provided upon request (letters to this effect are a part of the report).

Mr. Livaditis was present along with his representative, Robert Smith. Mr. Smith acknowledged they were aware of the fact there are no existing sewers to the property and the present plans are to use two septic tanks, but they are hopeful of working out an easement agreement with the adjoining property owner to connect with an outfall

sewer 150 feet from Mr. Livaditis' property line.

Mr. Cook called to Mr. Smith's attention a letter in the report from the Public Works Department stating that sanitary sewer is not available for the property to be annexed on Garmon Road and would not be available until approved by the property owners along this section.

Mr. Smith stated they realized securing the easement would be difficult but were still hopeful it could be worked out, and in the meantime, the septic tanks are an alternative.

Mr. Smith stated Mr. Livaditis is ready to begin bricking the house and doesn't have any water; since there is a charge to tap onto the water for property outside the city, he wanted to know if final approval of this petition by the Board of Aldermen would be expedited to relieve him from having to pay this charge.

A check with the Water Department indicated that if this committee approves the annexation petition today, they would not charge Mr. Livaditis to tap onto the water prior to final approval of the petition. Messrs. Smith and Livaditis expressed their appreciation to the committee.

The matter was then referred to Executive Session, and upon unanimous vote, this petition was approved by the committee.

2. STATUS OF RECERTIFICATION OF WORKABLE PROGRAM

Pierce Mahony explained that the Planning staff is progressing rapidly toward completion of work for recertification of the Workable Program for a two-year period, rather than one year which has been approved in the past. He stated there have been considerable revisions in the requirements of the program for recertification, making it much more difficult to put together and committing us to a much more solid approach. He commented briefly on some of the new aspects of the program, such as the housing and relocation element and the department's anticipated participation in the HUD 701 planning program. He explained a federal requirement for participation in the 701 program is that one portion of the planning studies be a housing study; further, the personnel situation throughout the city, especially in the technical and professional level, is getting serious and the Planning Department hopes to solve some of its problems by hiring temporary personnel on 701 planning programs who could move into permanent planning vacancies as they occur.

He went on to say these new requirements, particularly housing planning for low and moderate income families, points up the critical need for the Urban Information System

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for the city, because of the various and sundry data which can be obtained from it on immediate notice, and he urged the committee's support in implementation of this system.

He presented a draft of "Workable Program Five-Year Goals" and stated the city will be committed to these goals and emphasized the need to begin considering an advance two-year budget.

Considerable discussion then ensued about the status of the Mayor's Housing Program.

Colonel Jones of the Housing Resources Committee stated that the city is about halfway through the initial five-year program. He cited figures for the two and one-half year period, stating we have under construction and completed approximately 8,000 units, and we have in the pipeline more units than the original goal of 17,000. He stated, however, a lot of the units in planning are being lost because we do not have properly zoned locations to put them on.

Mr. Cook asked on what basis units are classified as being in the "planning stage".

Mr. Jones explained they are put in this category when a rezoning application is filed and a proposal is submitted; if the zoning is denied, they are taken out; that more zonings for this purpose have been denied than approved. He cited the loss of 21,000 units through recent rezoning denials.

Mr. Cook stated this doesn't concur with figures he obtained from the Planning Department. Mr. Gladin explained the staff analysis referred to was done about a year ago and at that time the zoning approvals were running about 80-90%; that the staff is in the process of preparing an up-to-date analysis of the housing program.

Mr. Cook asked for and was furnished with a copy of Mr. Jones' latest housing report. After a cursory examination, Mr. Cook expressed concern about the discrepancy in figures contained in the report and those stated orally by Colonel Jones. Being a member of the Zoning Committee, he stated he was tired of charges being made that the city's housing goals were not being met because of rezoning denials as he did not believe this to be the case, and he finds it very confusing and frustrating to be unable to justify his position when he is unable to secure reliable statistics; that he would like statistics differentiating what percentage of the 8,000 units quoted by Colonel Jones is actually low and moderate income housing.

Mr. Kennedy stated he had very strong reservations that this percentage was quite low, that as stated by Mr. Gladin, the Planning staff is in the process of analyzing the Housing Program for the last two and one-half years and he felt this report would produce the type statistics Mr. Cook is looking for.

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Mr. Gladin stated he realized the problems in working with the housing figures, and again this points up the need for good management procedures, which need to be standardized, and the Urban Information System for quick delivery of these statistics over a period of time. He also commented on the need for more emphasis on the city's total housing needs.

Mr. Cook directed the staff to prepare a letter for his signature to Colonel Jones requesting clarification on the following:

1. Is the actual number of units under construction and completed for the last two and one-half years the 8,000 oral figure given by Colonel Jones, or the 12,000 figure in his report of May 15, 1969;
2. What percentage of this figure is for low and moderate income housing;
3. The method used for determining what is low and moderate income housing, the name of the projects and the number of units in each project.

He stated that in looking at the May 15 report and oral figures by Colonel Jones, it would appear we are moving backwards and this prompted Mr. Flanigen to remark he had no doubt but what the program is "slipping".

With additional reference to the housing question, Mr. Mahony stated that at the last meeting of the Housing Resources Committee, the Legal Panel discussed the need for establishing a Housing Planning Agency within the city government to relieve the Housing Resources Committee members who are presently spending an inordinate amount of time doing surveys and research in the field of housing. He stated the logical place for such a housing function would be in the Planning Department, particularly in light of the 701 planning program; that the staff would like the committee's support; and he presented a letter for Mr. Cook's signature as Chairman of the Planning and Development Committee supporting the department's position.

Colonel Jones stated that the Legal Panel has been studying this matter, but they have not submitted a position report to Mr. Alexander and he does not know what type of report will be submitted if and when it is, and he felt any action by this committee on this matter would be premature at this time.

Mr. Gladin stated the letter does not request any final action; that it merely makes a recommendation for the Housing Resources Committee to consider in making their recommendation.

Colonel Jones stated he still felt the letter was in anticipation of something and premature.

Mr. Mahony commented that the Planning Department feels very strongly about this and consequently wanted to take a positive approach, rather than waiting for a proposal from the Housing Resources Committee and reacting.

The committee unanimously approved the letter and Mr. Cook appended his signature thereto.

Referring back to the status report on the Workable Program, Mr. Gladin stated the staff hopes to present the final draft to this committee July 28, 1969 for review, and will request committee approval at a meeting on August 1, 1969; it will then be forwarded to the next meeting of the Board of Aldermen where, hopefully, it will be finally approved and hand delivered that same afternoon to HUD. This will give HUD ample review time prior to the October expiration date for last year's recertification.

Mr. Mahony explained the City of Mountain View, Clayton County and the City of Atlanta have common problems in the Plunkettown area which require joint study and action to solve. The following Resolution to initiate such action was approved: -

A RESOLUTION

BY PLANNING AND DEVELOPMENT COMMITTEE

WHEREAS, the City Planning Department is presently studying the Plunkettown neighborhood for inclusion in the Atlanta 1970 Neighborhood Development Program, and

WHEREAS, the Plunkettown neighborhood extends south of the Atlanta City Limits into the City of Mountain View and Clayton County, and

WHEREAS, Clayton County, Mountain View, and the City of Atlanta face common problems in this area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Atlanta that Mayor Ivan Allen, Jr. requests the Board of Commissioners of Clayton County and the Mayor and Council of the City of Mountain View to participate in a joint study designed to solve the problems of the Plunkettown neighborhood.

The committee heard from Charles Stinson, President of the Federation of Southwest Clubs, a report on the first phase of the Southwest Community Study, being done for the Federation by graduate planning students from Georgia Tech. A copy of the first study phase was presented to each committee member present for information and no action was requested.

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Mr. Gladin informed the committee members that the Sign Ordinance had been approved by the Zoning Committee and he anticipated submitting it to the full Board of Aldermen for approval Monday, July 21, 1969, and would like this committee's support at the Monday meeting. He further informed them we will be working toward recruiting personnel to implement the ordinance, that he has requested by letter that Mr. William H. Wofford, Building Official, and the Personnel Board prepare a joint study on such personnel needs.

Mr. Gladin stated he had received a communication from the BOND (Bass Organization for Neighborhood Development) Community requesting to appear before the committee to discuss being included in the 1970 NDP program; that he felt they should have this opportunity and he would like authorization to notify them to appear at the next meeting of the committee.

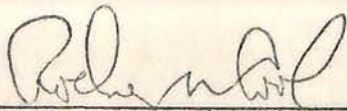
In answer to Mr. Flanigen, Mr. Gladin stated the freeway ramp question in the BOND area had not been resolved, but there are continuing discussions with Ray Nixon and the State Highway Department on the matter and he felt it could be worked out.

The committee concurred for the BOND group to appear at the next meeting.

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:



Rodney Cook, Chairman

Joanne Parks, Secretary