

Mr. Sweet.

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

CECIL A. ALEXANDER, Chairman
Housing Resources Committee
MALCOLM D. JONES
Housing Coordinator

May 22, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

FROM: Malcolm D. Jones

RE: (1) Zoning Petition # Z-68-33-S
West side of Jonesboro Road, S. E.,
South of McWilliams Street; and

(2) Zoning Petition # Z-68-30-S
East Lake Golf Course No. 2

The following factual data pertaining to re-zoning applications on the two above indicated sites for low-income housing developments is submitted for your information and consideration.

(1)

- (a) Application for re-zoning of this 15 acre tract was filed February 26, 1968, by a local developer for a well-planned 160 unit Turnkey project for public housing.
- (b) The site has the approval of the Housing Authority, tentative approval of HUD and formal written endorsement of the Housing Resources Committee. The proposed development is consistent with the City's recently adopted Land Use Plan and meets all physical requirements for low income housing developments and has the favorable recommendation of both the Joint Planning Board and the Planning staff.
- (c) Community facilities are adequate, or can be made so simultaneously with development of the housing. Favorable letters as to community facilities have been obtained from the Water, Parks, Construction (Sewer Division) and School Departments and from the Atlanta Transit System.

- (d) At the Public Hearing April 4th, only about six to eight people appeared in opposition. However, certain members of the Zoning Committee requested the developer to submit a more detailed plan site, elevation and specifications, which has been done. Copies attached (Enclosure 1).
- (e) In the interim, the Zoning Committee initially denied the petition, subsequently reconsidered it and on May 9th formally approved the petition. It was scheduled to be presented by the Zoning Committee May 21st, with motion for adoption, to the Board of Aldermen, but instead was pulled out on the request of an Alderman and referred back to the Zoning Committee for further study.

(2)

- (a) Re-zoning of the 99 acre City of Atlanta portion of the East Lake Golf Course No. 2 site was requested for a very well planned 800 unit low and medium income housing development of mixed type construction, under the Turnkey (2) and (3) & 221 d (2) and (3) programs.
- (b) This site also has the approval of the Housing Authority, tentative approval of HUD and formal written endorsement of the Housing Resources Committee. The requested re-zoning has been interpreted by the Planning Director as consistent with the intended application of the City's recently adopted Land Use Plan and meets all physical requirements for a low and medium income housing development.
- (c) It received an unfavorable recommendation by the Joint Planning Board March 13th, but received a favorable recommendation by the Planning Staff on April 3rd, subject to certain changes in the original proposed plan, which the developers have agreed to make. Developer's revised proposal, site plan, and specifications are attached, (Enclosure 2).
- (d) Community Facilities have been reported by the responsible Departments as adequate or capable of being made so simultaneously with development of the housing.

- (e) The Developers have agreed to dedicate 25 acres to the City of Atlanta as a park and to make an elementary school site available to the School Department at nominal cost.
- (f) There was no opposition raised at the Public Hearing, April 4th, on which date the Zoning Committee deferred action on the petition and has not acted on it since.
- (g) On May 20th during the Aldermanic Board meeting, the Chairman of the Zoning Committee (who had previously been out of the country) expressed his personal opposition to the proposed re-zoning. No official action was taken by the Board of Aldermen.

Comment:

Both of the above indicated sites meet all the prescribed requirements for housing developments and are badly needed in Atlanta's current low and medium income housing program. Unless these sites can be utilized in the program, there appears little chance of getting other sites approved which, together with these, are essential to the success of the program.

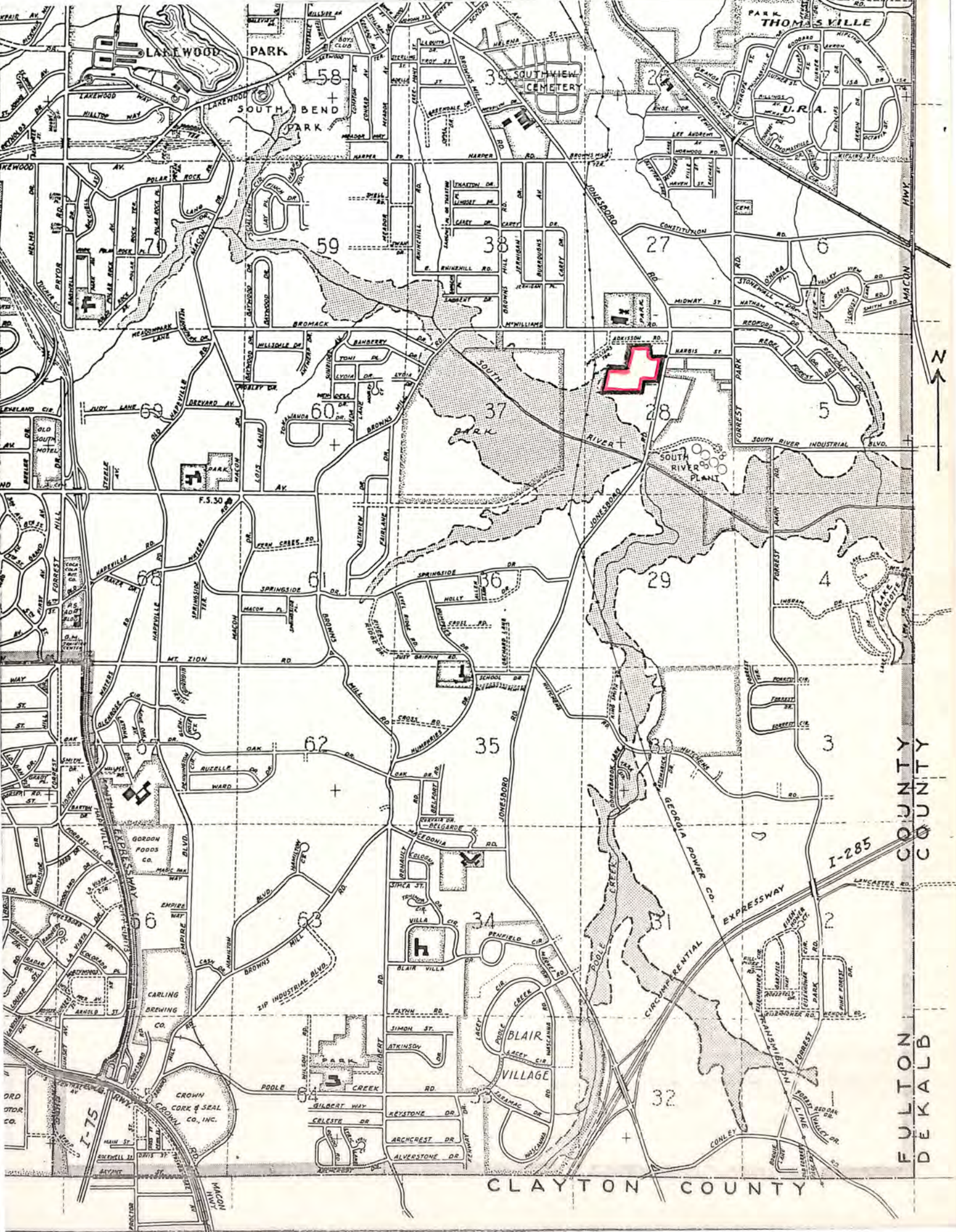
Respectfully submitted,

Malcolm D. Jones
Housing Coordinator

MDJ/br

Enclosures:

1. Basic Information on Jonesboro Road Site
2. Basic Information on East Lake Golf Course No. 2 site



CLAYTON COUNTY

FULTON COUNTY

CLAYTON COUNTY

I-285

I-75

EXPRESSWAY

CIRCUMFERENTIAL

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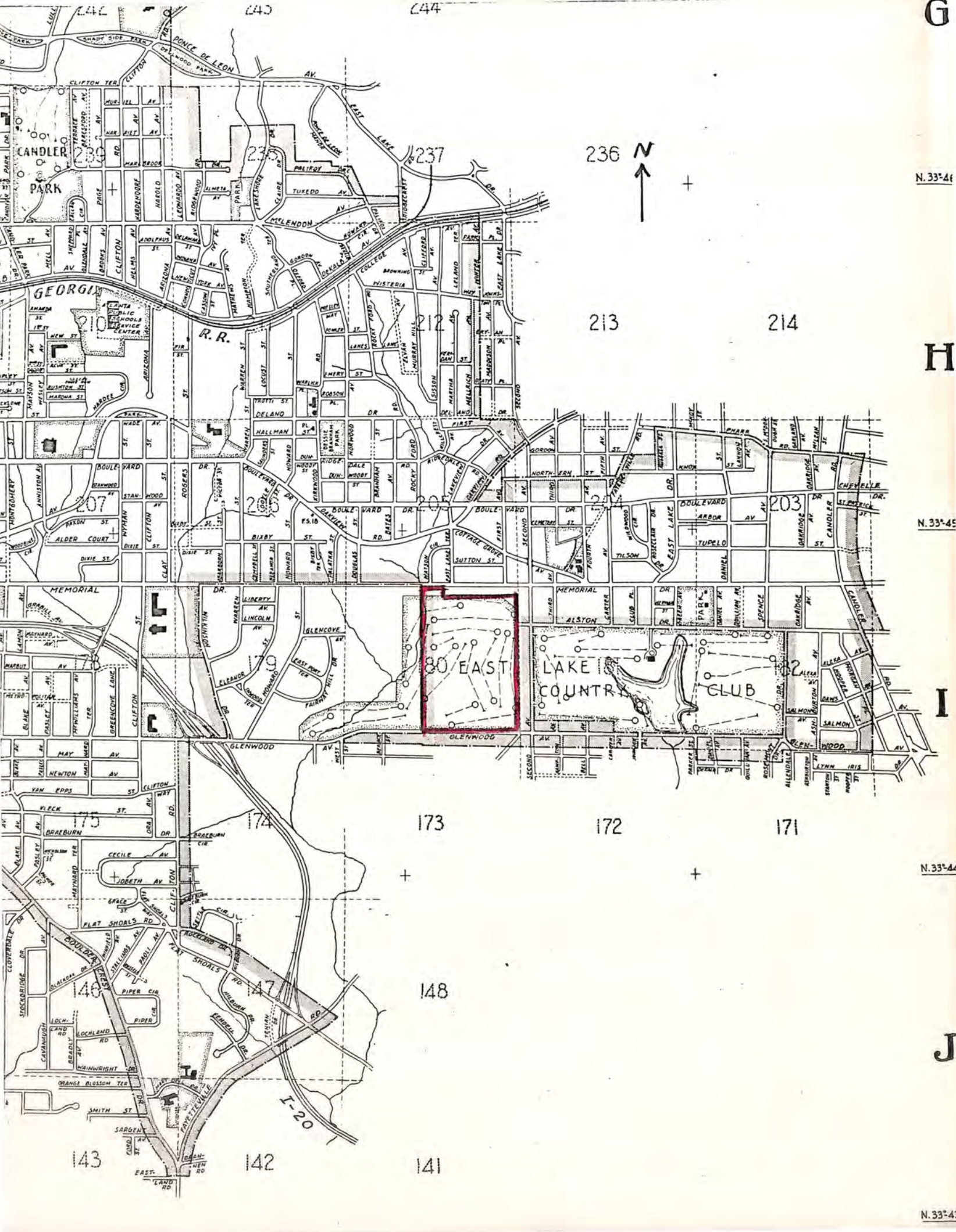
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