

September 13, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

Reference is made to my Memorandum of August 7, 1968, pertaining to the need for an Out Fall Sewer in the vicinity of County Line Road, North of Campbellton Road, to serve LL 64, 14th District (FF) to permit development of low-income housing in the general area; and recommending that the Construction Department of the City and Public Works Department of Fulton County be requested to formulate an agreement as to cost participation and to commence construction of such sanitary sewer line as soon as possible.

This office was informed September 9 by a representative of a local construction company that he has recently filed a rezoning petition to rezone a 16 acre tract in the southwest corner of LL 44 from R-5 to A-1 for a low-income housing development project.

Again, the key to development of this and other tracts in this general area for low-income housing is construction of proposed Out Fall Sewers: West Kimberly Road Out Fall (an extension of Niskey Lake Out Fall) to serve LL 44; and the County Line Out Fall, to serve LL 64.

Representatives of the City's Water Pollution Control Division have advised that the City has had plans for the West Kimberly Road Out Fall and the County Line Road Out Fall since 1962 and could probably start on these when an agreement can be reached with Fulton County as to its share of cost participation. (The major portion of both Out Falls would be in Fulton County); and that this is necessary before the City of Atlanta's Comptroller will authorize expenditure of the necessary funds for the City's portion of this project. Furthermore, that in order for the City to start its portion of these important projects during 1969, the deadline for requesting inclusion of funds for this purpose in the 1969 Budget, is October 1, 1968.

The Fulton County Health Department has advised that it will not approve installation of septic tanks in this area for apartments; or even on single-family lots as small as 7,500 sq. ft. (R-5, for which the area is now zoned); and that the minimum size lot for which it will approve installation of septic tanks in the City of Atlanta for single-family houses is 15,000 sq. ft. Thus, the development of this

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area for housing, single-family and or multi-family is prohibited until the Out Fall Sewers can be provided.

This date I have been approached by a Builder, Home Manufacturer, and Landscape Architect who are seriously interested and ready to go in purchasing and developing the 112 acre tract in LL 64, to which my Memorandum of August 7 pertained; this development would be under a complete pre-planned mixed-type housing development for the entire 112 acre tract, to be worked out in advance with the Planning Department

As brought out in my previous Memorandum, installation of these Out Fall Sewers should open up several hundred acres of undeveloped land for low-income housing, for which purpose the major portion of LL 64 and LL 44 was reserved several years ago when 25 land lots of the 7th Ward were rezoned from R-5 to R-4 to keep out 221 housing projects.

I have also been reliably informed that the Director of F.H.A. has stated that F.H.A. will entertain now proposals for development of F.H.A. insured low-income housing in this area, whereas, several years ago F.H.A. considered this area too far out.

In addition, Dr. Womack of the School Department has informed me that the School Board is currently considering construction of a High School on a 48 acre tract in LL 44, now zoned R-4, and adjacent, on the East, to the 16 acre tract mentioned above on which Zoning Petition has already be filed; that an Out Fall Sewer in this area will be necessary before the proposed new High School can be operational. The Planning Department has recently recommended against proposed use of this particular site (which is also on the market) for low-income housing, because its being reserved for the School Department.

All in all it appears that prompt initiation of these Out Fall Sanitary Sewers is so important, particularly to the low-income housing program as well as to the school program, that every possible effort should be made to start them as soon as possible.

Recommend that I be authorized to contact the Chief of Construction, City of Atlanta, and Director of Public Works, Fulton County, with the City's Administration's blessing and support, in an effort to get an agreement on cost participation worked out between the City of Atlanta and Fulton County in time for these Out Fall Sewer Projects to be included in the 1969 Budgets.

Respectfully,

Malcolm D. Jones
Housing Coordinator

cc: Mr. Dan E. Sweat, Jr.
Mr. Cecil A. Alexander