

QUESTIONS AND ANSWERS

Sandy Springs Referendum

May 11, 1966

Prepared for

**Sandy Springs/Atlanta
Team for Tomorrow**

PREFACE

Atlanta's reputation as a major business, cultural, social, and industrial center didn't develop by accident. It is a product of thoughtful planning by imaginative people who pooled ideas, efforts and resources. Part of the secret of our area's new and exciting promise is simple recognition of the fact that people working together toward a goal are more effective than people working in fragmented divisions.

In the referendum of May 11, the people of Sandy Springs will be offered an opportunity to join in the adventure of helping build a unique and remarkable city.

For Sandy Springs residents, the question at issue is not merely "How would coming into the city affect taxes, or schools, or representation in local government?" Though, of course, all these are important. The larger question is "How can Sandy Springs take full advantage of, and get its share of the rewards of the tremendous economic, cultural, and industrial boom now gripping Atlanta?"

And the answer is ... by becoming an integral part of the city. By participating in its leadership. By seeing the vision of a great, and continually greater Atlanta. By joining in the grand enterprise of full participation in the invigorating present and the stimulating future of one great city.

Atlanta is an attitude ... not an area.

The following letter text attests to the accuracy of the material in this booklet:

March 16, 1966

Atlanta Chamber of Commerce

Gentlemen:

We have carefully studied the report of the Committee on Annexation of the Atlanta Chamber of Commerce as revised March 14, 1966 entitled "Questions and Answers on Proposed Sandy Springs Annexation" and find no inaccurate statements of fact therein.

In accordance with our previous statement of policy this letter is not to be construed as an endorsement of annexation. We have agreed to cooperate with the Chamber of Commerce in editing this report solely for purpose of guaranteeing the citizens of Sandy Springs the opportunity to make their decision on the question of annexation based on an accurate and unbiased knowledge of the facts.

Sincerely,

George H. Ivey, Jr., President
Greater Sandy Springs Association

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The following questions and answers cover the main issues involved in the May 11 referendum. For answers to more specific and individual questions, contact Sandy Springs/Atlanta Team for Tomorrow, 6125 Roswell Road, N.E., Sandy Springs Shopping Center, Telephone 252-2324, 252-2325, or 252-2326.

AD VALOREM TAXES

- Q. - What would happen to my tax bill? How much more would it cost me to receive the improved services inside the city?
- A. - The ad valorem taxes on your home would be higher inside the city, but the increase in taxes would be largely offset by reductions in other charges. In almost every case, the net result would be only a moderate increase in the total.

As an example, consider the effect on one of the homes taken from a random survey of Sandy Springs residences. The example is a single-family frame dwelling on Dalrymple Road. Its value, for tax purposes, is \$38,400. The 1965 Fulton County real estate tax bill (exclusive of personal property) on this property was \$452.66. If the home had been inside the city, the county and city tax combined would have been \$586.42, an increase of \$133.76.

This increase in ad valorem taxes would have been largely offset by lower charges in three areas: Water, sanitation service and fire insurance. The actual water bill for this residence last year was \$94.62, which is very close to the average bill shown in a survey of some 55 homes. Inside the city, the water bill would have been \$47.70, a decrease of \$46.92. The sanitation service charge would have been \$22.00 instead of \$35.00, for another saving of \$13.00.

It is more difficult to arrive at the precise saving possible in lower insurance rates for this homeowner, because of the several different types of insurance he might choose. But a good estimate can be obtained by comparing the rates for straight fire insurance on his dwelling. Since the value of his lot makes up part of the total value of his property, assume that his dwelling is valued at \$32,000 of the \$38,400 total. Straight fire insurance on this amount would be \$95.40 in the Sandy Springs Fire District, which has a Class 6 rating. Inside Atlanta, which has a Class 3 rating, the same insurance would cost \$55.20, a difference of \$40.20. (If the home were a few blocks beyond Dalrymple Road, outside the fire district, the same policy would cost \$296.60.)

Thus, in the example, an ad valorem tax increase of \$133.76 would be offset by savings of \$46.92 (water), \$13.00 (sanitation) and \$40.20 (fire insurance), a total of \$100.12. The net difference would be only \$33.64 if the home were inside the city.

Another "intangible" saving will work to the benefit of homeowners when they file federal and state income taxes. Both federal and state income tax procedures allow local tax payments to be claimed as a "deduction." Payments for such items as water and insurance

are not "deductible." This means that the homeowner inside the city - whose property taxes are higher and other charges lower - can deduct a greater portion of his total payments for income tax purposes.

The net effect on his income tax bill would vary, of course, depending on the income bracket and other factors. But a conservative estimate is that the typical homeowner could reduce his combined federal and state income taxes by about 20 per cent of the additional amount deductible for ad valorem taxes. In other words, the taxpayer in the example shown above could deduct \$133.76 more if he were inside the city, and the estimated saving on his income taxes would be \$26.75.

Considering all aspects of his taxes and charges, the homeowner cited in the example would actually pay about \$7.00 more per year for the advantages of being inside the city.

A COMPARISON OF TAXES AND CHARGES
FOR SEVERAL TYPICAL HOMEOWNERS
(Sandy Springs - City of Atlanta)

In the following examples - all of which are actual residences in a random survey of Sandy Springs homes - the ad valorem taxes, water bill and sanitation charges paid in 1965 are compared with what the same items would have been if the homes had been inside the corporate limits of the City of Atlanta. The "net change" shown does not reflect the saving in fire insurance, which would range from a few dollars to a substantial amount, depending on type of dwelling, location of the residence, type of insurance carried, etc. The change also does not include the savings on Federal Income Tax deductions. See page 1, last paragraph.

	<u>Value of Home</u>	<u>Assessment</u>	<u>Real Estate Tax</u>	<u>Personal Property Tax</u>	<u>Water Bill</u>	<u>Sanitation</u>	<u>Net Change</u>
Example #1	\$23,680	Co. \$ 5,920	\$ 241.06	\$ 71.31	\$ 79.29	\$ 28.00	
		City 8,280	338.82	65.59	39.93	22.00	
			+ 97.76	- 5.72	- 39.36	- 6.00	+ 46.68
Example #2	20,720	Co. 5,180	198.51	35.08	53.01	28.00	
		City 7,250	289.21	33.25	26.61	22.00	
			+ 90.70	- 1.83	- 26.40	- 6.00	+ 56.47
Example #3	33,880	Co. 8,470	387.69	166.76	129.66	28.00	
		City 11,850	510.44	158.06	65.46	22.00	
			+122.75	- 8.70	- 64.20	- 6.00	+ 43.85
Example #4	16,360	Co. 4,090	135.84	30.49	93.16	28.00	
		City 5,720	215.73	28.90	46.96	22.00	
			+ 79.89	- 1.59	- 46.20	- 6.00	+ 26.10
Example #5	11,960	Co. 2,990	72.59	31.05	38.41	28.00	
		City 4,180	141.70	29.43	19.21	22.00	
			+ 69.11	- 1.62	- 19.20	- 6.00	+ 42.29

Example #6	29,440	Co.	7,360	323.86	175.96	78.56	35.00	
		City	10,300	435.86	166.78	39.56	22.00	
				+112.00	- 9.18	- 39.00	- 13.00	+ 50.82
Example #7	12,960	Co.	3,240	86.96	68.44	82.94	28.00	
		City	4,540	158.84	64.87	41.78	22.00	
				+ 71.88	- 3.57	- 41.16	- 6.00	+ 21.15
Example #8	28,160	Co.	7,040	305.46	79.36	93.16	35.00	
		City	9,860	414.58	75.22	46.96	22.00	
				+109.12	- 4.14	- 46.20	- 13.00	+ 45.78
Example #9	33,920	Co.	8,480	388.26	70.15	85.86	35.00	
		City	11,870	511.30	66.49	43.26	22.00	
				+123.04	- 3.66	- 42.60	- 13.00	+ 63.78
Example #10	23,800	Co.	5,950	242.79	87.99	65.42	28.00	
		City	8,320	340.78	83.40	32.90	22.00	
				+ 97.99	- 4.59	- 32.52	- 6.00	+ 54.88
Example #11	21,360	Co.	5,340	207.71	85.11	112.14	28.00	
		City	7,480	300.17	80.67	56.58	22.00	
				+ 92.46	- 4.44	- 55.56	- 6.00	+ 26.46
Example #12	43,000	Co.	10,750	518.79	87.99	69.07	28.00	
		City	15,040	663.82	83.40	34.75	22.00	
				+145.03	- 4.59	- 34.32	- 6.00	+ 100.12

REPRESENTATION IN LOCAL GOVERNMENT

- Q. - What representation would I have in local government? Other than being able to vote in elections involving city offices and city issues, how would my voice in local matters be increased?
- A. - You would have more representation in your local government, and you would have a greater voice in matters affecting your community because you would be closer to your representatives.

The legislative act which provides for the referendum in Sandy Springs spells out specifically that the area would join the city as the new Ninth Ward. The new ward would be represented by two members of the Board of Aldermen and one member of the Board of Education, all elected. The act further provides that only the voters in the new ward could vote in the first election for these three offices. The first election of Ninth Ward officials would be held in conjunction with the general election in November, and the officials would take office the first of 1967.

The Sandy Springs area presently is governed by, and participates in the election of, a three-man county commission. County commissioners must be responsive to the citizens of all areas of the county, and rightly so, since they represent all the county. The five members of the Fulton County Board of Education, each representing a school district, are appointed by the Grand Jury for five-year terms. The county school superintendent is elected by county-wide vote.

By having two aldermen, both residing in their ward, Sandy Springs citizens would have a stronger voice in matters of local government and, in effect, would be closer to their elected representatives. In future elections they would vote in the election of Atlanta's mayor, the president of the Board of Aldermen, all members of the Board of Aldermen and Board of Education, and two members of the City Executive Committee from their own ward. The Sandy Springs ward also would be represented on other boards, such as the Atlanta Public Library Board of Trustees. Additionally, the area's representation would be enhanced by the appointment of its aldermen to various aldermanic committees which would deal with matters pertaining specifically to the Sandy Springs area as well as those affecting the city as a whole.

It should be kept in mind that the Sandy Springs area, with a population of only about 20,000, has far fewer citizens than any one of the city's other eight wards. The present eight wards are made up of more than 500,000 citizens, for an average of almost 65,000 per ward. Therefore, representation of the Ninth Ward from the beginning would be proportionately much greater than the current ratio in the other wards. It is logical to expect, then, that some form of ward realignment is a possibility in the future. No such plan is presently pending, however, and the new ward would seem assured of its proposed representation for several years.

Future elections of Ninth Ward aldermen and school board members, beginning with the next city election in 1969, would be by city-wide vote, as is the present procedure for the eight wards. But candidates would still be required to reside in the wards they represent.

GROWTH AND ZONING

Q. - What would happen in the field of zoning and future development of the Sandy Springs area?

- A. - 1. You could expect the Sandy Springs area to continue to develop as primarily a low density single-family community. Future apartment and commercial development could be expected to take place along portions of the major thoroughfares with emphasis on strong neighborhood commercial centers at appropriate intervals as opposed to continuous strip commercial development.

Property would be reclassified into the City of Atlanta zoning district which most closely resembles the classification which it is presently zoned under in the Fulton County Zoning Ordinance.

Zoning designations as established and use permits as approved by Fulton County prior to January 1, 1967 will be honored by the City of Atlanta, and will remain in effect.

2. Public hearings for consideration of proposed zoning changes in the Sandy Springs area would be held only four times a year, following the area system as is now presently being used in Atlanta. These hearings are held only by the Zoning Committee after receiving recommendations by the staff of the Planning Department and the Atlanta-Fulton County Joint Planning Board. The decision of the Zoning Committee receives final action by the full Board of Aldermen and Mayor.
3. The Atlanta Zoning Ordinance contains district classifications which closely relate to those in the Fulton County Ordinance, although similar classifications in Atlanta generally contain more restrictive requirements. In addition to these similar districts the Atlanta Ordinance contains several new classifications which permit only a highly selective number of uses with regulations which permit and encourage high development standards. These classifications provide for a reasonable use of certain properties while permitting only the best development for the community.

A brief description of these new districts follows:

The "R-9 Single-Family Dwelling Group District" provides for the construction of townhouse units for individual unit sale under condominium ownership. Units may not be rented under this district. The district provides for a maximum of twelve dwelling units per acre and a maximum ground coverage of thirty-five percent including buildings, parking and drives. Several fine townhouse developments are presently under construction in Atlanta under the provisions of this district.

The "A-L Apartment-Limited Dwelling District" provides for low-density, high-standard apartment developments generally compatible with substantial single-family residential areas. The district permits garden apartments (two story units) at a maximum of twelve dwelling units per acre and permits only thirty-five percent ground coverage including buildings, parking and drives.

The "C-L Commercial Limited District" permits primarily office and institutional uses and a few selected retail studios and shops. Signs must be attached to the wall of the building and be only twenty square feet in size. This district provides often for a reasonable use of portions of the major thoroughfare while discouraging all the inherent ill effects of continuous strip commercial retail zoning. It has been found to be generally compatible with certain residential uses as well.

4. Work would begin immediately to include the Sandy Springs area into the comprehensive planning process now underway in the City of Atlanta. This comprehensive planning process is made up of four elements as follows:
 1. Projected future land use needs and their location as a guide to future rezoning evaluations.
 2. Designation of Major Thoroughfares and their future effect on the adjacent use of land.
 3. Plans for needed community facilities such as parks, schools and libraries along with general locations.
 4. The programming of improvements and source of funds necessary to implement these future plans.

FIRE PROTECTION AND FIRE INSURANCE

- Q. - How would my fire protection be affected? What would this mean in regard to what I pay for my fire insurance?
- A. - Your fire insurance rates would be reduced -- substantially, in many cases. But, more important, better fire protection would be afforded to your home or business.

Fire protection and fire insurance rates go hand in hand. The better the protection available to you, the less you must pay for fire insurance. Ratings are assigned to particular areas on the basis of fire protection facilities and other factors. Fire insurance rates, in turn, are determined by a formula based on the rating.

The City of Atlanta has a Class 3 rating, which compares very favorably with other cities of similar size across the nation. Atlanta has kept well within the requirements of its Class 3 rating by building, equipping and maintaining fire stations at key points throughout the city, and by assuring an ample water supply in every area. Fire protection, in short, is excellent and fire insurance rates are as low as rates in all but a few major cities.

Sandy Springs, on the other hand, has two different ratings: Class 6 for the Sandy Springs Fire District (which comprises roughly the area south of Dalrymple Road) and Class 10 for the area outside the fire district. Fire insurance rates for Class 6 are significantly higher than Class 3, and the rates for Class 10 are enormously higher -- particularly in the case of a frame dwelling, for which the rates are as much as five and a half times greater than Class 3.

Protection for the Sandy Springs Fire District is furnished by one fire station in the area, manned by one company, and by another company of firemen operating from a City of Atlanta fire station on Northside Drive. (The additional company working from the Atlanta station is supported by the Sandy Springs Fire District. When this protection was added, the district's rating improved from Class 7 to Class 6.) Emergency "back-up" assistance is available from the Northside Drive station and another station in Buckhead. The protection is furnished by the City of Atlanta under a contract arrangement, and residents of the district pay a 4.5-mill tax for the service.

Atlanta's Class 3 rating depends on a high degree of protection throughout the city. Thus, if Sandy Springs joined the city, it would become the city's responsibility to all its citizens to bring the new area up to Class 3 standards as quickly as possible. The city could not risk the loss of its Class 3 rating, and it would not allow any area to go without adequate protection.

Once Sandy Springs voiced its desire to become a part of Atlanta, the city would immediately request the Southeastern Underwriters

to undertake a survey of the new area to determine what needs must be met to satisfy Class 3 requirements. The recommendations from the survey would have to be met for Atlanta to maintain its rating.

Although the recommendations from the survey would be the final guide, the city has made a preliminary study of the area. It is anticipated that three new fire stations would be required. One of these would replace the existing station, which is considered substandard and poorly located to cover such a large area. The anticipated equipment needs include replacement of two existing engines and acquiring one new engine and a ladder truck. (Present equipment would be ineffective in fighting a fire in a building taller than two stories.) Personnel needs have been estimated at 35 additional men, seven of whom would form a battalion chief's unit.

Atlanta's present situation -- facilities, equipment and manpower which comfortably meet minimum standards -- would give the city a head start toward bringing the new area up to Class 3 standards in a minimum time. By submitting a reasonable, workable timetable for meeting standards within an agreed period, the city could help effect a lowering of insurance rates within a year.

An example of the city's efforts in this respect can be taken from the 1952 Plan of Improvement, by which a large new area entered the city. Some areas were brought up to Class 3 within a few months and the entire area within 18 months.

POLICE PROTECTION

- Q. - What changes would occur in police protection? Would the city build a new precinct station in Sandy Springs?
- A. - Police protection would be greatly expanded and improved -- and the basic concept would change from the type of service provided in rural areas to the "full-service" protection afforded in a heavily populated urban area. No additional stations are contemplated in any area of the city, at present.

Sandy Springs presently receives its police service from the City of Atlanta under a contract arrangement with Fulton County. The service includes four patrol cars in the area around the clock, but the service is limited by the number of officers assigned. The only laws enforceable are state laws, which are designed, for the most part, for rural areas. Anyone arrested as a violator of a state law must be turned over to the Fulton County sheriff for trial in a state court.

If the area chooses to join the city, it would be necessary to increase immediately the radio patrol service now provided; foot patrolmen would be added for duty in the business district, and a number of motorcycle patrolmen would be put on traffic and patrol duty. (The number of additional men required is under study by the Atlanta Police Department.) In addition, the citizens of the Sandy Springs area would receive the benefit of all the services and facilities of the Juvenile Crime Prevention Squad and the special squads in the Detective Department, which are not now available to the area. Policemen would enforce city ordinances, as well as state laws, the same as they are enforced in the rest of Atlanta at present.

The City of Atlanta presently has approximately 1.5 policemen for every 1,000 population. The city is striving not only to maintain that ratio but to improve it for the increased protection of all its citizens.

As for the addition of a precinct station, the trend is away from the precinct concept in these days of two-way radio communications and other modern facilities. A radio patrol car, manned by two officers or even just one, is literally a "traveling precinct station." With radio communications, the patrolman can call for assistance and have other officers at his side within moments. There are no plans for any precinct stations, and the emphasis will continue to be on mobility and close communications by radio.

SANITATION SERVICE

Q. - How would my garbage pickup and other sanitation services be affected if Sandy Springs joins the city? As a homeowner, would I have to pay more for this service?

A. - Your sanitation services would be expanded and improved and it would cost you less.

As a resident of Atlanta, you would begin receiving several services which are not now available to you -- rubbish pickup, street cleaning, dead animal removal, sanitary inspection, and "guttering", which means periodic removal of grass and other obstructions from street gutters. It is the city's responsibility to bring all these services to its citizens, as well as providing two garbage collections each week. Instead of paying more for these additional services, your sanitation charge would be reduced to a maximum of \$22.00 a year. This is based on a base charge of \$6.00 plus \$4.00 for each 25 feet of lot frontage or fraction thereof, but not to exceed the \$22.00 a year maximum for residences.

This would mean a savings of either \$6.00 or \$13.00 a year for you, depending on where you live. Two different types of garbage collection service are now provided to the people of Sandy Springs under an arrangement between the City of Atlanta and Fulton County. "In-district" service is provided to those within the sanitary district, which includes all of Sandy Springs south of a line extending 300 feet beyond Abernathy Road. Residents within the district receive two garbage collections per week, for which the homeowners pay \$28.00 per year per premises. The rest of the Sandy Springs area receives "out-of-district" service, which includes two garbage collections per week on an optional basis. Those homeowners who desire the service pay \$35.00 per year for it, and no charge is made of those who do not want the service.

Business establishments throughout the Sandy Springs area now pay for garbage collection on the basis of the actual cost of rendering the service. Most businesses would realize a substantial saving by being a part of the city -- and would receive improved service as well.

A survey of city sanitary services is being conducted presently by the Public Administration Service.

These findings, which will be available soon, will result in improved services. Any change in rate schedules will apply both to city residents and to county residents now receiving city services under contract with the county government.

WATER SERVICE

- Q. - What difference, if any, would there be in the way water is supplied to my home or business? Would my water bill be affected?
- A. - The only difference would be on your water bill, which would be cut in half.

Virtually all the existing homes and businesses in the Sandy Springs area already receive their water from the City of Atlanta Water Department under an arrangement between the city and Fulton County. Users outside the city, however, are billed for water at a double rate. The minimum monthly water bill for City of Atlanta users is \$1.57; for those outside the city, the minimum is \$3.14. Thus, the annual savings for water users inside the city is at least \$18.84.

In reality, savings run much higher than the minimum, however. Atlanta people are accustomed to having a plentiful supply of good water at low rates, and they use it in quantity. Experience has shown that very few homes, inside or outside the city, use little enough water to be billed for the minimum. An actual survey of 55 homes in the Sandy Springs area chosen at random, showed that the average water charge paid during 1965 was \$90.10. Only five of these homes were within a dollar of the minimum bill, and three of the larger users paid \$203.39, \$240.62 and \$366.39.

If these same homes had been inside the city, their water bills for 1965 would have averaged \$45.57. The average savings would have been \$44.53 per home.

A similar survey of businesses, also chosen at random to include small operations as well as large, revealed an average water bill of \$130.26 per year. The average savings inside the city would have been \$62.83.

SCHOOLS

Q. - What changes would occur in the schools my children attend? What would be done about school bus transportation, since the Atlanta system does not have free transportation?

A. - Several major differences would occur in the way of advantages: The addition of kindergartens in the schools of the Sandy Springs area; a greater emphasis at the high school level on vocational programs, in addition to the college preparatory and general programs; and the benefit of more specialized programs and more technical specialists. School bus transportation, admittedly, is a problem which would have to be dealt with - and right away.

In general, the curricula of the Atlanta system and the Fulton County system are similar, as are the personnel policies, overall operational procedures and financial structures.

Addition of kindergartens to the Sandy Springs schools would be an expensive undertaking for the city, particularly where existing facilities are operating almost at capacity. In those elementary schools where space is immediately available, kindergartens would be started in January, 1967, and teachers provided. In elementary schools where classroom space is not readily available, air-conditioned supplemental classrooms would be ready for use, with necessary teachers, by the opening of school in September, 1967. Primary studies show that 10 additional teachers and some \$243,000 to \$293,000 in additional funds would be required to provide programs for the estimated 450 kindergarten pupils in the area.

The salary schedules for teachers are somewhat higher in the Atlanta system, which also would mean additional expenditures. In general, Atlanta teachers make 8.9 percent more than Fulton County teachers. In becoming a part of the Atlanta School System, teachers in the Sandy Springs schools would transfer directly to the city's pension plan without loss of any money or benefits. Atlanta and Fulton school officials both say that pension benefits of both systems are practically the same.

The Fulton County system provides free bus transportation for pupils who live further than 1-1/2 miles from school, and this expense is covered by local and state funds. On the other hand, the Atlanta Transit System provides bus transportation for Atlanta system pupils on routes determined by pupil need and with pupils paying as they ride. Robert Sommerville, president of the Atlanta Transit System, has given assurance that school bus routes will be provided for pupils in the Sandy Springs area.

Additional construction needs are evident in the Sandy Springs area. Enrollment has increased some 56 percent since 1960, and it continues to increase. Estimates are that the enrollment in kindergartens through the twelfth grade will exceed 10,000 pupils by 1970.

Q. - What would happen to school pupils living in the area south of Roswell and north of the Sandy Springs area, not affected by the referendum?

A. - Both city and county school officials have given assurance that these pupils would be allowed to remain in their present schools if they choose.

SEWERS

- Q. - Would there be any major changes in the system of sewer service? Would I be assessed any sewer charges before sewer service is extended to my home?
- A. - If your home is already on a sewer line, or if you have a working septic tank, you probably would see no immediate changes that would affect you. Certainly, there would be no sewer assessment charged until sewer service is provided.

The city already has made a preliminary study of the probable needs of the area, and it would undertake to make the necessary improvements and additions as soon as possible. However, your present situation would largely govern the effect on you and your home.

For example, if your home already is served by a sewer line, you would see nothing different. You would continue receiving the service with no special charges or other changes, except where such might be applied city-wide. If your home is served by a working septic tank in good condition, then you would not be affected until a sewer line is extended to your street. Even when this occurred, you could be granted as long as six years to pay the assessment which is always made for this service.

If sewer service were brought to your neighborhood for the first time -- this is always by petition of the residents -- then your property would be assessed on a front-footage basis for the sewer line in front of your property. This assessment is set by law at \$3.50 per front foot. The connection to your home from the sewer line, if the line were laid on a street that is already paved, would be between \$80 and \$120. And again, if you already have a satisfactory septic tank, you could be allowed up to six years to pay the assessment.

This policy exists in the case of already existing residences and does not apply to vacant property, however.

The preliminary study by the city has indicated several immediate needs in the area, some of which would be priority requirements. One of these needs is for an outfall sewer in the area of Heard's Ferry Road, which would connect to the Marsh Creek Water Pollution Control Plant. Another definite need is for expansion of some segments of the Nancy Creek trunk sewer, which would be a joint project with DeKalb County.

Several other needs are anticipated in the near future, but, in general, most of the Sandy Springs area is reasonably well sewered except in some areas where the topography of the land will always be a problem in providing an extensive system of sewer service.

STREET LIGHTS AND TRAFFIC SIGNALS

- Q. - Would the city provide street lights in my neighborhood right away? What would be done to improve our traffic signals?
- A. - As a general policy, the City of Atlanta provides street lights in areas as requested by the residents, and it has kept up with demands since the 1952 Plan of Improvement. As for traffic signals, first attention would be given to upgrading the existing signals at several intersections and to satisfying the known needs for new installations at key intersections.

No wholesale program of street light installation is anticipated in any part of the city, because of budget limitations. In other words, a neighborhood that has not expressed a positive desire for this service need not fear that street lights would be forced on them. However, the city, through its Traffic Engineering Department, has been attentive to the requests of those who do want lights and is currently right on schedule in meeting these demands. Additionally, a program of upgrading street lights on major thoroughfares is in progress to bring these facilities up to the latest recommended standards.

A preliminary survey in the Sandy Springs area has shown that some 202 street lights are currently in use, 90 on arterial streets and 112 on local streets. The estimated needs for arterial streets include an additional 1,341 lights, which, obviously, could not be installed all at once. The estimated needs for local streets are for some 2,700 additional lights, which would be undertaken by the city on the basis of requests by the residents.

In general, the city installs traffic signals at intersections where traffic conditions satisfy the "warrants" set out by uniform national standards, as adopted and prescribed by the Georgia Highway Department. However, Atlanta citizens on occasion have shown a desire for and have provided the necessary funds to have signals installed at some intersections where the "warrants" are not fully met. This can be accomplished at intersections where signals are a help to traffic movement and a convenience to the citizens.

Eight traffic signals are now in service in the Sandy Springs area, and an estimated five or six new signals would be needed in the next two to three years, according to the city survey. These would be undertaken according to priority need.

STREETS AND SIDEWALKS

- Q. - What could Sandy Springs expect in the way of street and sidewalk improvements, now and in the future? How can we get sidewalks or streets paved, and how much would it cost?
- A. - A survey by the City of Atlanta Department of Construction found three streets in the Sandy Springs area in "below average" condition, ten streets still unpaved, while the remainder of your streets are in "good" or "average" condition.

The "below average" streets -- Davis Drive, Morgan Falls Drive and Northside Drive -- will require resurfacing in the very near future, probably during 1967, the Construction Department said. The city has pledged to assign a high priority to these projects and already has projected an estimated cost of \$45,000.

Paving of streets and sidewalks in the City of Atlanta, with two exceptions, requires a petition signed by more than 50 percent of the property owners involved. Property owners are assessed for the cost of the paving on a front-footage basis. The average assessment for sidewalks in residential areas (six-foot sidewalks) is about \$2.60 per front foot, and property owners are allowed up to four years to pay. Charges for street paving vary with the size of the project, but the assessment generally is between \$6.50 and \$7.50 per front foot for paving and curbing. Property owners are allowed up to 10 years to pay the assessments for street paving and up to four years to pay for curbing.

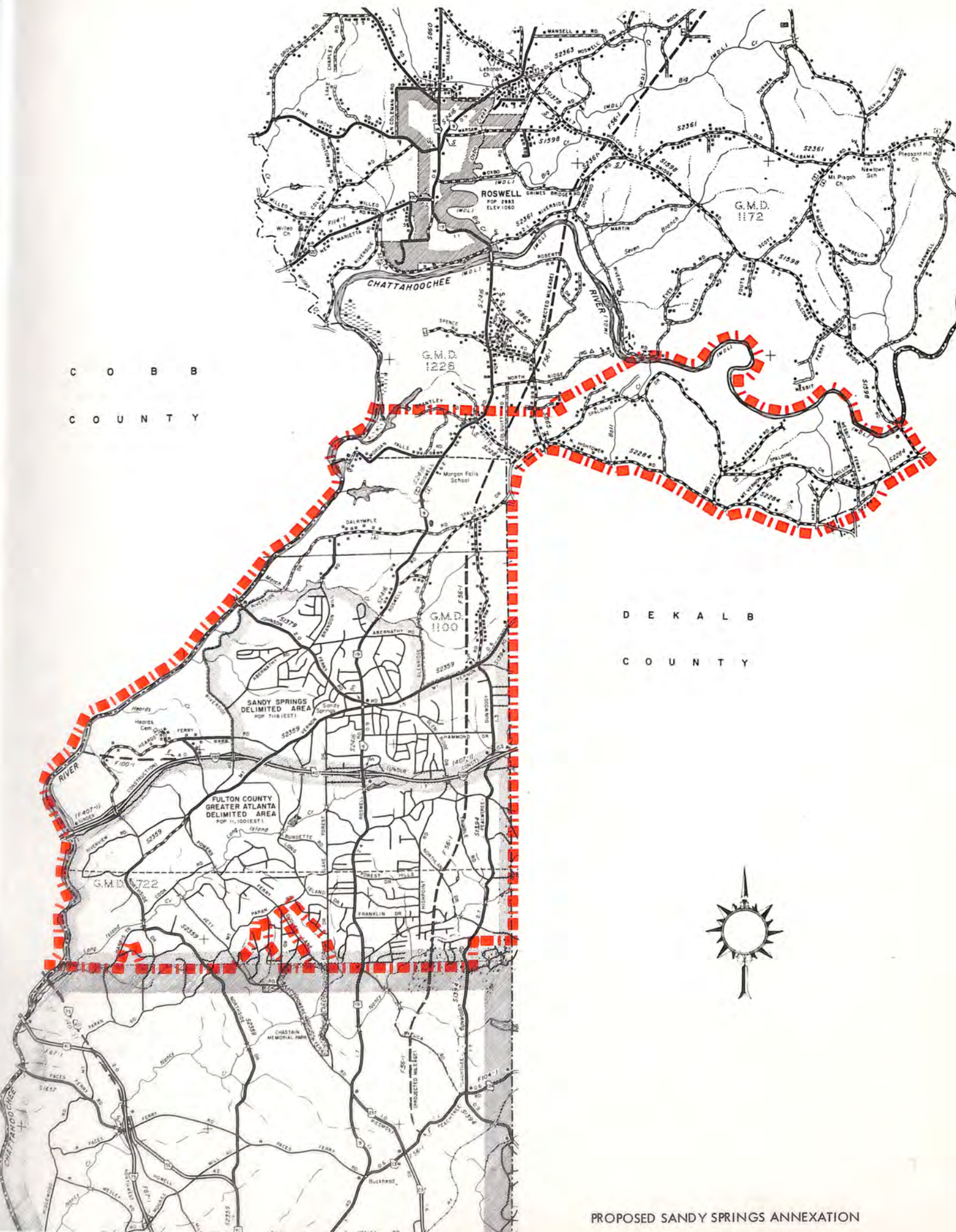
The two exceptions to the petition method are for sidewalks which are deemed necessary in rare instances for reasons of safety, and for sidewalks in front of schools. If a sidewalk is required for public safety, the city may put one in without being petitioned and then assess property owners on a front-footage basis. Sidewalks in front of schools are built at city expense, with no petition required. Two schools in Sandy Springs are presently without sidewalks -- Morgan Falls School and Brandon Mill School (under construction). In line with the city's policy on school sidewalks, these two projects would be undertaken at the earliest possible date.

C O B B
C O U N T Y

D E K A L B
C O U N T Y



PROPOSED SANDY SPRINGS ANNEXATION



SANDY SPRINGS

INCORPORATE, BE ANNEXED,
OR STAY AS WE ARE?

JUNE 1965

THE SANDY SPRINGS COMMUNITY ASSOCIATION

Executive Committee: William Waronker, President
Edward H. Wasson, Jr., Vice President
Edgar Orr, Treasurer
Mrs. W. W. Ford, Jr., Secretary
E. E. "Tom" Fuller
Mrs. John Galambos
Ben Chris Harris
Mrs. Robert Hosse
Max Shatzen

(President, 1964 - Frank Love, Jr.)