

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

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DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 21, 1967

MEMORANDUM

TO: Housing Resources Committee
Planning and Development Committee

FROM: Planning Department

SUBJECT: Preliminary Report - Amount of Vacant Land by Zoning District

In reply to the request by the secretary of the Housing Resources Committee for figures showing the total vacant acreage in the City of Atlanta, the following data is supplied. These figures are based on computer analysis of the Atlanta CIP Real Property Data Bank, for use in the land use planning project, and reflect conditions as of January 1966:

Zoning	Acreage Vacant*	Total Acreage*	%Vacant
AL	25.2	261.9	9.6
A1	802.8	4,287.2	18.7
A2	214.2	1,687.7	12.7
	1042.2	623.8	16.7
CL	4.6	27.9	
C1	350.7	1,868.6	
C2	142.2	891.5	
C3	19.0	307.2	
C4	15.6	194.7	
M1	1,117.0	3,866.8	
M2	1,973.0	5,907.1	
	3090.0	9773.9	30.6
O1	1.2	17.9	6.7
R1	796.4	2,308.2	
R2	632.5	2,308.2	
R3	3,172.0	12,972.8	
R4	5,133.2	18,048.1	
R5	2,694.4	9,248.8	
R6	410.7	3,340.9	
R7	298.2	1,175.8	
R8	0	0	
R9	65.7	79.3	
	9734.1	35637.3	27.3
	3469.0	13844.8	25.0
Total	17,841.6	69,631.5	25%

These figures reflect all parcels of land in the City as recorded by the Joint Board of Tax Assessors. However, many vacant parcels

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are small tracts of less than 1 acre located in otherwise developed areas. Therefore, a series of maps at 400 scale was prepared showing vacant land and zoning for use in the City's land use planning project.

A copy of the data processing listing of parcel code numbers of vacant parcels, zoning and acreage data was delivered to Steve Schwartz of Cecil Alexander's office during the latter part of April; and, also during the latter part of April, Mr. Schwartz was given access to the 400 scale maps in the Planning Department showing these vacant parcels. These maps were copied and delivered to Mr. Alexander's office prior to May 1.

On June 28 at a meeting of the Planning and Development Committee, a map of vacant and "under-developed" land was shown in connection with the land use plan progress report. After this meeting, Malcolm Jones requested that a copy of this map showing zoning of vacant areas be provided to the Housing Resources Committee. This map was prepared by the Planning Department and delivered to Col. Jones.

On July 6 this map and a preliminary analysis of areas zoned A-1 and vacant was presented to the Housing Resources Committee. The analysis showed a total of 482 acres "zoned for apartments". The apparent discrepancy between this figure and the 802 acres shown in the data processing analysis can be explained by the fact that the maps used in both computations, although similar, were not really comparable. The map used in the Housing Resources Committee analysis was at a scale of 2,000 feet to the inch and the maps used in the data processing analysis were at a scale of 400 feet to the inch. Due to the small maps at a scale of 2,000 feet to the inch, accurate measurement is difficult, and, additionally, only large parcels can be shown. At 400 scale, more accurate representation and measurement are possible.

Therefore, upon receipt by the Planning Department of the committee request for additional data, further detailed maps at 400 scale were prepared showing only significant vacant tracts (4 acres and larger), so that a more detailed listing of vacant land could be made. A preliminary analysis has been made by the Planning Department of each significant tract, and the result of this analysis is presented in Appendix A to this memorandum.

The maps used in the analysis are available in the Planning Department for detailed examination by interested parties.

The Planning Department agrees that the housing problem in Atlanta is one of the major problems facing the City at this time, and recommends

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that the joint meeting of the Planning and Development Committee and the Housing Resources Committee which has been requested be held as soon as possible. At this meeting and at other subsequent meetings, the City's housing policy should be examined. For example, a significant policy decision must be made on whether the low rent housing to be constructed should be of the garden apartment--medium density--outlying location type or whether high rise-high density-central area housing should be considered. Another problem is the policy of relocation in urban renewal and other treatment activities. Should the displaced families and individuals be relocated in the general area of the project or should attempts be made to relocate them in outlying areas? These are only a few items on which policy decisions are necessary in order to insure that the low-cost housing program meets the goals set for it at each of the critical time phases over the next several years.