

A special meeting of the Zoning Committee of the Board of Aldermen was held on Wednesday, November 10, 1954, at 2:00 P. M. in the Aldermanic Chamber, Second Floor, City Hall, for the purpose of holding a public hearing on the proposed zoning regulations and district maps for the southeast and northeast quadrants of the City of Atlanta.

All members were present as follows:

Mr. Hamilton Douglas, Chairman  
Mr. Robert E. Lee Field, Vice-Chairman  
Mr. Milton Farris  
Mr. Charlie Leftwich

Mr. Douglas called the meeting to order; he introduced the members of the Committee, and explained the purpose of this meeting, as well as the background of the Ordinance to date.

The following business was considered:

Mr. S. A. Fraser, 394 Fifth Street, N. E., stated that he owned a vacant tract of land fronting approximately 111 feet on the north side of Angier Avenue, N. E., beginning about 222' west of Edith Street; that, under the proposed plan, this property was zoned for duplexes; he suggested that subject property be zoned for commercial use because, under existing conditions, the property would be suitable only for business purposes; that property surrounding subject property was vacant; and that the area from Sears-Roebuck Company toward his property was practically all business. A plat of this property was submitted.

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Mr. Thomas L. Camp, 1632 Candler Building, represented owners of property in the area bounded by Glen Iris Drive, Edith Street, Rankin Street and Angier Avenue; he stated that under the proposed plan this property was zoned for duplexes; and, he requested that subject property be zoned for commercial or industrial uses.

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Mr. Samuel Rothberg, Realtor, 575 Peachtree Street, N. E., requested that property fronting Memorial Drive, S. E., between Mortimer Street and Whitefoord Avenue, be zoned for business.

Mr. Charles Hamilton, 1914 Walthall Drive, N. W., stated that he had conferred with most of the property owners of Memorial Drive, and they had requested that the property between Mortimer Street and Whitefoord Avenue be zoned for business rather than residential, because there were surrounding businesses and Memorial Drive was such a busy thoroughfare. He stated that he would secure a list of these names and submit them to the Committee.

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Mr. Stephens Mitchell, Attorney, 605 Peters Building, endorsed the zoning of Juniper Street for commercial use.

Mr. H. A. Fussell, 978 Juniper Street, N. E., stated that he was in favor of the proposed zoning for commercial use of Juniper Street, in order that the class and type of building on Peachtree Street would not be retarded, due to the fact that Juniper Street could be used as an auxilliary to Peachtree Street.

Mr. J. A. Hayes, 67 LaFayette Drive, N. E., stated that he is the owner of property on Juniper Street, N. E., between 6th and 7th Streets, and that he favored the proposed zoning of this property for business.

Mr. Julian J. Barfield, 776 Juniper Street, N. E., represented approximately 12 property owners who were present to endorse the proposed zoning of Juniper Street for business.

Mr. Jack Green, 1500 Moores Mill Road, N. W., co-owner of an apartment house on Juniper Street, endorsed the proposed zoning of Juniper Street to commercial uses.

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Mr. J. G. Madry, 3076 Maple Drive, N. E., stated that a petition was mailed on October 29th by owners of property on Maple Drive requesting that property fronting Maple Drive be zoned for business, from Peachtree Road to East Paces Ferry Road.

Mr. Charles D. Thompson, Jr., 974 Crane Road, N. E., represented his mother, who owned property on Maple Drive, N. E.; he stated that an area of 1500' fronting on Maple Drive had three different zoning classifications; he requested that all the property on Maple Drive be zoned for business.

Mr. Fred Styles, 3081 Maple Drive, N. E., stated that because of surrounding conditions, Maple Drive was no longer suitable for residential purposes, and requested that it be zoned for business uses.

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Mr. Harold C. McKenzie, 3235 Peachtree Road, N. E., represented his wife, Mrs. Sue T. McKenzie, owner of a tract of land fronting approximately 600 feet on Lambert Drive, a new access street opened by the State Highway Department to service the industrial property fronting on same; he stated that the actual street frontage of the property was zoned "M-1"; that property beyond and adjacent to subject property was zoned "M-1"; that all of the property across the street was zoned "M-1"; and, that under the proposed zoning, a section of subject property was zoned for residential purposes; he requested that this section be zoned "M-1" because it was not at all suitable for residential purposes. Mr. McKenzie submitted his request in writing with plat attached.

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Mr. B. D. Gray, Jr., 1006 First National Bank Building, represented himself, Mr. W. L. Blackett, Mr. W. O. DuVall, and Mr. C. A. Adair, co-owners of a tract of land at the northeast corner of Jonesboro Road and Conley Road; he requested that the classification of "R-3" be changed to "R-4" in view of the fact that "R-3" would be too high for this particular area. He submitted a letter with plat attached outlining this request.

Mr. D. C. Taylor, 1409 Peachtree Street, N. E., represented Dr. Buck Chandler, owner of property at the intersection of Peachtree Hills Avenue and Fairhaven Circle with Peachtree Road; he requested that this property be zoned for commercial uses, and he submitted a plat of subject property and a perspective of the proposed office buildings to be erected thereon, if zoned accordingly.

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Mr. E. W. Horne, 808 Palatine Avenue, S. E., stated that he owned a shop at the rear of 890 Confederate Avenue, with access thereto through a private drive owned by American Bakeries; he requested that this property be zoned for industrial purposes rather than the proposed "R-6" because it was next to the belt line railroad and other commercial and industrial operations, and would not be suitable for residential purposes.

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Attorney Thomas L. Camp, 1632 Candler Building, represented Mr. Wayne Garrett, 1299 Moreland Avenue, S. E., owner of property at the northwest corner of Moreland and Custer Avenues, S. E., Dr. Patrick Howard, 431 E. John Wesley Avenue, owner of property at the southwest corner of Moreland and Custer Avenues, S. E., and Mrs. Sarah Nix, 934 Prospect Avenue, S. E., owner of property further south on Moreland Avenue; he requested that these parcels of property be zoned "C-2". The Committee informed Mr. Camp that it was recommending "C-2" for 490' along Moreland Avenue, north of Custer Avenue, and 908' south of Custer Avenue, including Harry's Drive-in. Mr. Camp submitted a picture of the existing drive-in.

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Attorney Thomas L. Camp, 1632 Candler Building, represented Dr. Louis Ferrier, Mrs. L. H. Moss and Mr. D. P. McDaniel, owners of property on Peachtree Road; he stated that his clients were in favor of proposed zoning on each side of Peachtree Road, between Piedmont Road and Highland Drive.

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Attorney Ross Arnold, 601 Haas-Howell Building, represented Mr. F. C. Liepman, owner of property on Wieuca Road, 314 feet east of Roswell Road; he requested that the zoning of this property be changed from residential to commercial inasmuch as adjacent property was zoned for commercial use, there was need for an adequate shopping center in that area, and the area surrounding this property was being developed for business. He submitted a written request with a drawing showing location of subject property.

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Mrs. Ruby Wilson Waldo, 1442 Miller Avenue, N. E., stated that she owned property at 79 East Wesley Road, behind Christ the King School; she endorsed the proposed zoning of "A-1" for this section.

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Attorney Moreton Rolleston, Jr., 1103 C. & S. Building, represented owners of a 27-acre tract of land just northwest of Piedmont Avenue and fronting on the westerly side of Boulevard, N. E.; he stated that a 4-acre tract of land northwesterly from Piedmont and fronting on the southwest side of the Southern Railroad right-of-way, was proposed for residential purposes, and that 22 acres on the northeast side of the Southern Railroad was presently zoned "M-1" excepting therefrom a 150 foot strip in depth along the southwest side of Boulevard which was proposed for residential purposes; he

recommended that this property be zoned "M-1", including the 4-acre tract northwesterly of Piedmont Avenue, N. E. Mr. Rolleston stated that in September, 1952, another tract of land across Boulevard was zoned for apartments; and, that under the proposed plan the zoning would be residential. He requested that the latter zoning remain in an apartment classification.

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Mr. J. I. Kingloff, 315 Connally Building, recommended that a hearing be held for the purpose of allowing property owners along the 150 foot strip on Boulevard, referred to by Mr. Rolleston, to express themselves regarding what action should be taken toward zoning this property.

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Mr. Kingloff, also, represented Dr. Vernon Skiles, owner of property on Peachtree Road at Highland Drive; he stated that many years' ago this property was zoned for apartment, and his client requested that it remain in an apartment classification under the proposed plan.

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Mr. John H. Harland, 1027 Oxford Road, represented his wife, Mrs. Wilhemina D. Harland, owner of property north of Englewood Avenue and east of Boulevard, S. E.; he endorsed the proposed zoning for industry on this property.

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Mr. Leon W. Wells, Wellswood Apartments, 515 Englewood Avenue, S. E., owner of Wellswood Apartments, requested that property across the street from his property on Englewood Avenue, to a depth of 170 feet, be zoned for residential or apartment use rather than commercial or industrial.

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Mr. J. I. Kingloff, 315 Connally Building, stated that under present zoning, a tract of land at the northeast corner of Georgia Avenue and Connally Street, was zoned as follows: 100 feet between Connally and Kelly Street for commercial; the next 30 or 40 feet for apartments; and the rest for residential use; that under the proposed plan the block bounded by Georgia Avenue, Connally Street, Glenn Street, and Kelly Street would be zoned for apartments; he requested that this property be zoned for business.

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Mr. J. I. Kingloff, 315 Connally Building, requested that property at the northwest corner of Rawson and Frazier Streets be zoned for business rather than apartments, as proposed.

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Mr. Edgar Blalock, Route 1, Jonesboro, Georgia, owner of property fronting 425 feet on the east side of Stewart Avenue, S. E., between Grand and Third Avenues, and extending in depth to Jonesboro Road, stated that 150 feet of his property on Stewart Avenue had been zoned for business; and, he requested that this entire tract be zoned for commercial uses. Mr. Blalock submitted a plat of this property.

Attorney Merrell Collier, 909 Healey Building, represented Mr. Paul Barnett, Mr. David T. Ellis, Mr. Reid Whitaker, and Mr. Julian C. Jett, owners of property fronting approximately 365 feet on Peachtree Road beginning at the northeast corner of Highland Drive, which lots were presently being used for residential purposes; he stated that under the proposed plan the frontage on Peachtree Road from Piedmont Road north to the south side of Highland Drive had been zoned for commercial use; and, he requested that this property be included in the proposed commercial zoning of Peachtree Road. A letter and Plat were submitted.

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Attorney Edward S. White, Haas-Howell Building, represented Peachtree-Lenox Company, owner of property at the southwest corner of Peachtree and Lenox Roads; he requested that this property along with the other frontages on Peachtree Road between Highland Drive and Oak Valley Road be zoned "C-2" rather than "A-1" as proposed. He submitted a lengthy written statement and a plat of subject property.

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Mr. Charles C. Cox, Attorney, 410 Palmer Building, represented Mrs. Rose D. Elyea and Mr. Charles L. Elyea, owners of property at Peachtree Road and Highland Drive; he stated that the proposed zoning designated about 20 feet of the Elyea property for business and the remainder for apartments; he requested that the commercial category be extended along Peachtree Road to include this property and other tracts south of Oak Valley Road. Mr. Elyea said he would appreciate it if all his property could be zoned for commercial use.

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Attorney Merrell Collier stated that insofar as he has been able to determine, Dr. Vernon Skiles was the only property owner on Peachtree Road in the vicinity of Highland Drive who opposed the extension of commercial zoning.

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Mr. Albert B. Williams, 1917 DeFoor Avenue, N. W., stated that he owned a lot with a non-conforming business thereon, at the corner of DeFoor Avenue and Rhomboid Streets; he requested that this property be zoned for business rather than residential as proposed.

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Mr. O. C. Hubert, 114 North Woodland Drive, Marietta, Georgia, represented Mr. A. C. Crane of Crane Auto Parts, the owner of 17 acres on Stewart Avenue at Perkerson Road; he stated that Crane Auto Parts was located on part of this tract of land; and because of surrounding industrial operations, he requested that subject property be zoned for industry rather than the proposed "C-2".

Mr. Hubert requested that property which he, himself, owned at the northwest corner of Jonesboro and Harper Roads, proposed as residential, be reconsidered for commercial zoning.

Mr. W. D. Towe, 4948 Blair Circle, Oglethorpe Apartments, represented Mr. Fred B. Wilson, owner of a small tract at the southwest corner of Poole Creek Road and Jonesboro Road; he stated this property had been zoned for commercial purposes and, under the new plan, was proposed for residential use; he requested that because there was a shopping center just across Poole Creek Road and because Jonesboro Road was a thoroughfare, this property should remain zoned for commercial use.

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Mr. Towe, also, represented Mr. Wilson in regard to property near South River on Jonesboro Road, the easterly side of which was zoned for heavy industry. Mr. Towe stated that Mr. Wilson owned 1500 feet on Jonesboro Road extending to a depth of 300 feet; that Mr. Wilson wanted this property zoned for commercial uses; that Mr. Wilson, also, owned a tract of land which fronted Browns Mill Road, containing about 200 acres, 160 of which was suitable for development, and 40 of which was not suitable because of sewerage problems; that 300 feet was presently zoned for apartments; and, that under the proposed plan it would be residential; he requested that it remain zoned for apartments.

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Mr. W. E. Tidmore, 742 Boulevard, N. E., the owner of property at 745 Brookridge Drive N. E., near Orme Park and property that faces Elkmont Drive, stated that under the proposed plan this section was zoned "R-4"; that he would like to build duplexes on this property, and he requested that "R-6" be extended. Mr. Douglas informed him that if 40% of the dwellings in his block on his side of the street were duplexes, then it would be permissible for him to build duplexes on this property. Mr. Tidmore stated that his property was about 1500 feet from an existing "R-6" area.

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Six letters were on file from Mr. T. L. Hodges, Area Manager, The Pure Oil Company, Atlanta, Georgia, regarding the following parcels of property:

- (1) Property at the northwest corner of Goodwin Street and Pryor Street, on which were presently located an obsolete filling station and garage, which buildings, The Pure Oil Company planned to remove and to construct a two-bay service station -- Mr. Hodges' letter stated that the proposed zoning map showed the south side of Goodwin Street and the west side of Pryor Street as "M-2"; he requested that the northwest corner of Pryor and Goodwin Streets be zoned for commercial or industrial purposes in lieu of the proposed "A-2" classification.
- (2) A small parcel of land on Georgia Avenue east of Pryor Street where the Pure Oil Company was negotiating for two additional parcels -- If negotiations were successful, the present buildings would be removed and a service station would be erected on this property. The letter stated that, under the proposed plan, this property was "A-2"; he requested that this property be reconsidered for commercial or industrial uses in lieu of apartment zoning.
- (3) Property at the corner of Fort and Harris Streets, owned by the Pure Oil Company, on which present structures were to be remodeled in 1955 -- Mr. Hodges' letter said that this area was to be zoned "A-2" under the proposed plan; he requested that this location be reviewed to determine if "A-2" were the proper

zoning classification.

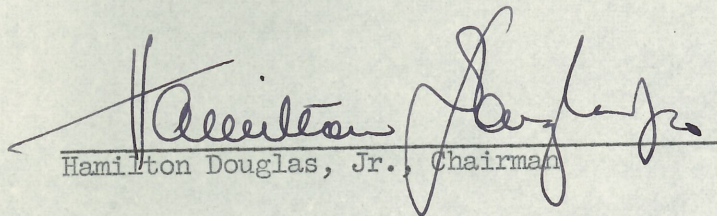
(4) Property at the corner of Highland Avenue and Drewry Street on which the Pure Oil Company owned a service station -- Mr. Hodges' letter said that the new district map indicated this area as "R-6"; he asked that his company "not be zoned out of business" at this location.

(5) Property at the corner of Boulevard, S. E., and Hansell Street, S.E., on which the Pure Oil Company had a service station -- Mr. Hodges' letter stated that the proposed zoning of this location was "R-6"; he asked that his company "not be zoned out of business" at this location.

(6) Another letter asked that consideration be given in general, to allowing service stations in "C-1" areas, and that the requirements for setback of pumps and pump islands be fifteen feet from the street line instead of the proposed 20 feet.

There being no further business, the meeting was adjourned.

APPROVED Dec 6, 1954:

  
Hamilton Douglas, Jr., Chairman