



# DEPARTMENT OF PUBLIC WORKS INTER-OFFICE MEMORANDUM

**To:** Board of Commissioners

**Through:** Dick Anderson, County Manager

**From:** David Clark, Director of Public Works

**Date:** November 22, 2024

**RE:** Public Hearing - Wednesday December 4, 2024

Staff's Recommendations to the Community Zoning Board				
ITEM	PETITION NO.	LOCATION/REQUEST	STAFF	CZB
1.	2024Z -0002 SFC 2024VC-0001 SFC DISTRICT 6	4145 Fulton Industrial Boulevard (SR 70) - M-2 (Heavy Industrial) to C-2 (Commercial)  To renovate the existing 2,016 square foot restaurant building for a fast-food restaurant with a drive through window. 2-Part concurrent variance to delete the front landscape strip and to allow a sign inside a required landscape strip.	2024Z -0002 SFC - Approval Conditional 2024VC- 0001 SFC - Approval Conditional, Parts 1 & 2	2024Z -0002 SFC - Approval Conditional 2024VC- 0001 SFC - Approval Conditional, Parts 1 & 2

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PROPOSED ZONING	C-2 (COMMERCIAL) - 2,761.65 SQUARE FEET PER ACRE
PROPOSED USE	<b>RESTAURANT/ FAST FOOD RESTAURANT WITH DRIVE THROUGH – 2,016 SQUARE FEET</b>
EXISTING ZONING	M-2 (HEAVY INDUSTRIAL)
EXISTING USE	VACANT RESTAURANT BUILDING
LAND USE MAP	INDUSTRIAL MARKETPLACE
LOCATION	4145 FULTON INDUSTRIAL BOULEVARD (SR 70) (NORTHWEST SIDE): 152 FEET OF FRONTAGE
	PARCEL SIZE 0.73 ACRES
	LL 23, DISTRICT 14F
	COMMISSION DISTRICT 6
	FULTON INDUSTRIAL OVERLAY DISTRICT
	SEWER BY PUBLIC SEWER
OWNER	VINEET SINGH/KING HOLDINGS LLC
PETITIONER	VINEET SINGH/KING HOLDINGS LLC
REPRESENTATIVE	WALTER JOHNSON/GOOD BROTHERS HOLDINGS LLC

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**APPLICANT’S INTENT** To renovate the existing 2,016 square foot restaurant building for a fast-food restaurant with a drive through window on 0.73 acres at an overall density of 2,761.65 square feet per acre. In addition, the applicant is requesting a 2-part concurrent variance as follows:

Part 1. To delete the landscape strip along Fulton Industrial Boulevard (SR70). (Article 12N.4.A.1.a.)

Part 2. To allow the placement of a sign within the landscape strip at Fulton Industrial Boulevard (SR70). (Article 12N.4.A.1.a.)

Department of Public Works  
Planning and Zoning Division  
Recommendation

**APPROVAL CONDITIONAL: 2024Z -0002 SFC**  
**APPROVAL CONDITIONAL: 2024VC-0001 SFC, PARTS 1 & 2**

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Community Zoning Board  
Recommendation

**APPROVAL CONDITIONAL: 2024Z -0002 SFC**  
**APPROVAL CONDITIONAL: 2024VC-0001 SFC, PARTS 1 & 2**

**SUBJECT SITE AND SURROUNDING AREA:**

**SUBJECT SITE:** The subject site is zoned M-2 (Heavy Industrial) and developed with a restaurant style building.

**NEARBY AND ADJACENT PROPERTIES/ZONINGS: NON-RESIDENTIAL**

- \*\* **Northwest Adjacent** - Use: Existing Warehouse  
Petition: None  
Zone: M-2 (Heavy Industrial)
  
- \*\* **Further North** - Use: Existing Warehouse  
Petition: None  
Zone: M-2 (Heavy Industrial)
  
- \*\* **Northeast** - Use: Undeveloped Land  
Petition: None  
Zone: M-2 (Heavy Industrial)
  
- \*\* **East across Interchange Drive** - Use: Undeveloped Land  
Petition: None  
Zone: M-2 (Heavy Industrial)
  
- \*\* **Further East** - Use: Undeveloped Land  
Petition: None  
Zone: M-2 (Heavy Industrial)
  
- \*\* **Southeast across Fulton Industrial Boulevard (SR 70)** - Use: Budgetel Inn & Suites  
Petition: None  
Zone:M-2 (Heavy Industrial)
  
- \*\* **South across Fulton Industrial Boulevard (SR 70)** - Use: GK Granite  
Petition: None  
Zone:M-2 (Heavy Industrial)
  
- \*\* **Southwest across Fulton Industrial Boulevard (SR 70)** - Use: Approved  
Convenience Store with Gas Pumps  
Petition: 2021Z -0001 SFC  
Zone:C-2 (Commercial)  
Density: 4,375 Square Feet Per Acre
  
- \*\* **West Adjacent** - Use: Approved Urgent Care Facility  
Petition: 2024Z -0001 SFC  
Zone: C-2 (Commercial)  
Density: 6,818.19 Square Feet Per Acre

\*\* **Further West** - Use: Existing Restaurant  
Petition: 2011Z -0008 SFC  
Zone: C-1 (Commercial)  
Density: 4,801.10 Square Feet Per Acre

**NEARBY AND ADJACENT PROPERTIES/ZONINGS: RESIDENTIAL**

There are no nearby residential properties or zonings

**RECENT DENIALS IN AREA:**

\*\* There are no recent Denials in the area

**MISCELLANEOUS USES AND ZONINGS IN THE AREA:**

\*\* The Fulton County Executive Airport at Brown Field is located to the northeast of the subject site. The interchange between I-20 and Fulton Industrial Boulevard (SR70) is located to the southwest of the subject site. Further east and north are the city limits of Atlanta.

**SITE PLAN ANALYSIS:**

Based on the applicant's revised site plan submitted to the Department of Public Works, Planning and Zoning Services on October 31, 2024, Staff offers the following considerations:

**LAND USE**

The subject site is currently zoned M-2 (Heavy Industrial) and developed with a former restaurant building.

Staff notes that prior to April 2007, the Fulton County Zoning Resolution allowed commercial uses to operate in an M-2 (Heavy Industrial) zoning classification. On April 4, 2007, the Board of Commissioners amended the Use Regulations for industrial districts requiring developments in an M-1 or M-2 zoning classification to be of an industrial/warehouse nature. The previous restaurant has ceased to operate for a period of more than 12 months; therefore, the restaurant use of the property is no longer a grandfathered use. The applicant is requesting to rezone the subject site from M-2 (Heavy Industrial) to C-2 (Commercial) to develop a fast-food restaurant with a drive through in the existing 2,016 square foot restaurant structure on 0.73 acres at an overall density of 6,818.19 square feet per acre.

The 2035 Comprehensive Land Use Map suggests Industrial Marketplace for the area along Fulton Industrial Boulevard (SR 70) between Martin Luther King Jr. Drive and Patton Drive. The intent of the Industrial Marketplace land use category is to encourage redevelopment of the Fulton Industrial District near the I-20 interchange by promoting uses which serve the needs of the people who work in the industrial area. The Industrial Marketplace designation on Fulton Industrial Boulevard is consistent with the Fulton Industrial Boulevard Redevelopment Framework which was adopted by the Board of Commissioners in August 2010.

Staff notes that similar commercial uses at similar densities have been approved in the Industrial Marketplace designated node at the intersection of Interstate 20 and Fulton Industrial Boulevard (SR 70).

The Recommended Conditions, which restrict the use of the property to a restaurant/fast-food restaurant, will ensure the development is in harmony with the comprehensive and master plans for the surrounding industrial area.

Given all the above considerations, staff is of the opinion that the applicant's proposed development of the site, per the Recommended Conditions, is consistent with approved and developed businesses in the area: the Comprehensive Plan and; the Fulton Industrial District Redevelopment Plan. Staff therefore recommends that this petition be **APPROVED CONDITIONAL**.

## **BUILDING SETBACKS**

Article 9.2.3 for C-2 (Commercial) development requires minimum building setbacks as follows:

- 40-foot setback from Fulton Industrial Boulevard and Interchange Drive
- No minimum side or rear yard is required

The proposed building complies with these required setbacks.

## **LANDSCAPE STRIPS AND BUFFERS**

Article 12N, 4.23.1 and Article 4.23.2 of the Fulton County Zoning Resolution require the following landscape strips:

- A 15-foot-wide Landscape Strip along the Fulton Industrial Boulevard (SR70) frontage.
- A 5-foot-wide Landscape Strip along the side and rear property lines.
- A 10-foot Landscape strip along Interchange Drive.
- A tree island every 5<sup>th</sup> parking space

The applicant seeks relief from the above development standards as follows:

Part 1. To delete the landscape strip along Fulton Industrial Boulevard (SR70). (Article 12N.4.A.1.a.)

The applicant has stated in their addendum to the letter of intent that they have a hardship based on the size of the property and the constraints presented by the location of the existing building and curb cuts. Staff notes that the required landscape strip is part of the Fulton Industrial Overlay District standard to improve the visual appeal of the Fulton Industrial Boulevard corridor. Staff further notes that the required trees will also increase the tree canopy in an area that is severely lacking in tree coverage. Additional tree canopy has a beneficial

effect on the heat island effect that is a result of the large amount of paved area in the Fulton Industrial Boulevard District. Pursuant to Article 22.3.1 of the Fulton County Zoning Resolution the applicant has demonstrated a valid hardship. Staff therefore supports the applicant's hardship based on the size and existing layout of the subject site. While Staff does agree there is a hardship, Staff is of the opinion that rather than deleting the required landscape strip entirely, a compromise solution that would add trees and shrubbery to the frontage is possible.

The applicant's revised site plan submitted on October 31, 2024, indicates a total of 23 parking spaces. As discussed in the parking analysis below, the site is only required to provide a total of 21 parking spaces. By eliminating the middle parking space of the 5 existing parking spaces closest to Interchange Drive and adding a new parking lot tree island the site would be able to provide 5 trees along the Fulton Industrial Boulevard (SR 70) frontage. This would be the number of trees that would have been required in the 15-foot landscape strip. There is also space between the existing fence and the paved parking area that can be planted with shrubbery. This shrubbery would need to be protected by concrete curb stops in the 5 parking spaces along Fulton Industrial Boulevard (SR 70) as is required for parking the abuts a required landscape strip. This compromise would provide the visual improvement of some shrubbery along the Fulton Industrial Boulevard (SR 70) frontage as well as the visual and environmental benefit of the added trees.

Given the above, Staff recommends **APPROVAL CONDITIONAL of Part 1** of the concurrent variance request.

Staff notes that there is an existing fence around the property and an existing paved parking area along the Interchange Drive frontage both of which will impact required landscape strips and parking tree islands. These structures will become nonconforming with the rezoning of the site. Article 4.3.E.3 of the Fulton County Zoning Resolution allows for landscape conditions of zoning to allow these structures to remain. Staff will reflect this in the Recommended Conditions.

The site is able to meet all other landscape requirements.

## **PARKING**

Article 18.2.1 requires 10 spaces per 1,000 square of building area for the restaurant use. The applicant is required to provide a minimum of 21 parking spaces for the proposed use. The revised site plan shows at total of 23 parking spaces onsite. The site currently meets the minimum number of required parking spaces.

## **ENVIRONMENT**

The Environmental Site Analysis Report (ESA) satisfies the requirement of the Fulton County Zoning Resolution. The site does not contain streams, flood plain, wetlands, steep slopes, historical sites or sensitive plants and animal species.

## CONCURRENT VARIANCE REQUESTS

Part 2. To allow the placement of a sign within the landscape strip at Fulton Industrial Boulevard (SR70). (Article 12N.4.A.1.a.)

There is an existing nonconforming sign on the property corner where Interchange Drive and Fulton Industrial Boulevard (SR 70) intersect. The applicant has been made aware that the nonconforming sign will have to be removed. The applicant has agreed to remove the sign but request that they be able to replace the sign in the same location. Current development standards would have the sign placed inside a required landscape strip. The applicant has a true hardship in that there would be no where along any street frontage for him to place a sign without being inside a required landscape strip. Given the current scenario, the location of a monument style sign at the corner of the property where Interchange Drive intersects Fulton Industrial Boulevard (SR 70) would be the most logical location for business signage. Staff is of the opinion the applicant has a true hardship and therefore recommends **APPROVAL CONDITIONAL PART 2** of the concurrent variance request.

### **FINDINGS:**

(Article 28.4.1) Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors A. through G., below, as well as any other factors it may find relevant.

A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

**FINDING:** The proposed Restaurant/Fast Food Restaurant use is suitable for the subject site considering the existing and anticipated development in the area, and recent Board action on the subject site.

B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

**FINDING:** In Staff's opinion, the proposed development will not have an adverse effect on the use or usability of adjacent and nearby properties if developed in accordance with the Recommended Conditions.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

**FINDING:** The subject site may have a reasonable use as currently zoned.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

**FINDING:** With the incorporation of the attached Recommended Conditions, Staff does not anticipate a significant impact on public facilities and utilities.



E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE LAND USE PLAN.

**FINDING:** The proposed commercial development and use is consistent with the policies and intent of the Comprehensive Plan, provided the Recommended Conditions are incorporated into the development.

**LAND USE PLAN MAP:** Industrial Marketplace

Proposed use/density: Restaurant/Fast Food Restaurant /2,761.65 Square Feet Per Acre

The 2030 Comprehensive Land Use Map suggests Industrial Marketplace along Fulton Industrial Boulevard (SR 70) in this area. Industrial use is suggested beyond the node. The proposed density is consistent with other projects in the area.

**PLAN POLICIES:**

Provide for the transition of land uses from higher to lower densities and between different land uses.

Promote the revitalization of the Fulton Industrial Boulevard Industrial District.

Promote industrial base while simultaneously allowing for necessary commercial and office services to support industrial workers.

Support implementation of Fulton Industrial Boulevard Redevelopment Framework.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

**FINDING:** Existing zonings, current commercial development trends in the area, and adopted land use policies support this request for commercial development.

G. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE WHICH CAN BE CONSIDERED ENVIRONMENTALLY ADVERSE TO THE NATURAL RESOURCES, ENVIRONMENT AND CITIZENS OF FULTON COUNTY.

**FINDING:** The proposed development is not considered environmentally adverse affecting natural resources, the environment, or the citizens of Fulton County.

**CONCLUSION:**

Provided Staff's Recommended Conditions are incorporated into the development of the site, the proposed Restaurant/Fast Food Restaurant use is consistent with the policies and intent of the Comprehensive Plan and with approved zonings in the area. Therefore, Staff recommends this petition be **APPROVED CONDITIONAL** subject to the attached Recommended Conditions.

**COMMUNITY ZONING BOARD MEETING**

On November 21, 2024, the Community Zoning Board heard the applicant's petition. The Community Zoning Board noted that the applicant chose not to attend the meeting and that there was no opposition from the community. With that noted, the Board recommended the petition be **APPROVED C-2 (Commercial) CONDITIONAL** and that the 2-part concurrent variance be **APPROVED CONDITIONAL per Staff's recommendations**.

## RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be **APPROVED C-2 (Commercial) CONDITIONAL** subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Restaurant/Fast Food Restaurant with drive through use only, at a maximum density of 2,761.65 gross square feet per acre zoned or a total of 2,016 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
  - a. To the revised site plan received by the Department of Public Works on October 31, 2024. Said revised site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved revised site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:
  - a. To close the curb cut on Interchange Drive closest to Fulton Industrial Boulevard (SR 70).
  - b. Prior to issuance of Certificate of Occupancy for the building renovation, landscape and tree protection requirements must be satisfied consistent with the standards of the Fulton Industrial Business District Overlay District.
  - c. To delete the required 15-foot landscape strip along the Fulton Industrial Boulevard (SR 70) frontage and instead eliminate the middle parking space of the 5 parking spaces along the Fulton Industrial Boulevard (SR 70) frontage nearest Interchange Drive. This parking space is to be replaced with a parking lot tree island. To add shrubbery in the space between the existing pavement and existing fence along the entire Fulton Industrial Boulevard (SR 70) frontage. To add concrete curb stops to all parking spaces along the Fulton Industrial Boulevard (SR 70) frontage. All tree and shrubbery varieties and size must be consistent with parking lot and Landscape Strip Standards. (2024VC-0002 SFC, Part 1)
  - d. To reduce the required 10-foot landscape strip width to the extent necessary and to eliminate the require parking lot islands to allow the existing parking to remain along the Interchange Drive frontage. (Article 4.1.E.3)

- e. To reduce the required 5-foot landscape strip to the extent necessary to allow the existing pavement to remain along the rear (north) property line. (Article 4.1.E.3)
- f. To delete the required parking lot tree islands in the existing parking and increase the number of trees in the required 5-foot landscape strip along the west property line. (Article 4.1.E.3)
- g. To allow the placement of a monument sign inside the required landscape strips at the property corner where Interchange Drive and Fulton Industrial Boulevard (SR 70) intersect. (2024VC-0001 SFC, Part 2)
- h. To allow the existing fence around the property to remain where it impacts required landscape strips. (Article 4.1.E.3).
- i. To remove all existing abandoned signage frames on the site; new signage shall comply with the Fulton County Zoning Resolution.
- j. To prohibit any window coverings, signage, location of interior or exterior shelving, appliances etc. that would block clear sight into the establishment through any window.
- k. To post no loitering and no trespassing signage in highly visible locations throughout the property and visible from all parts of the property.
- l. To install LED lights on all light posts on the property.
- m. To partner with the Fulton County Police Department to be included in the TAP (Trespassing Affidavit Program).
- n. To partner with the Fulton County Police Department and install an interior and exterior onsite security camera system. The camera system shall be incorporated into the existing Police camera system along Fulton Industrial Boulevard so that the Police can remotely monitor all activity in real time.

## APPENDIX

### COMMENTS ON PUBLIC SERVICES AND UTILITIES

**NOTE:** Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the Fulton County Plan Review process prior to the commencement of any construction activity.

#### **TRANSPORTATION FACILITIES:**

Close the existing curb cut onto Interchange Drive closest to Fulton Industrial Boulevard (SR 70). The existing curb cut is too close to Fulton Industrial Boulevard (SR 70) and does not allow adequate storage length on Interchange Drive.

Fulton Industrial Boulevard (SR 70) is a State Route, any improvements within the right of way of will require approval and permit issuance by GDOT.

#### **HEALTH DEPARTMENT:**

Environmental Health Service Comments:

Fulton County Board of Health requires that the proposed facility be served by public water and public sanitary sewer which are available to the site.

This department recommends that the proposed building be inspected, and the owner/operator is required to provide the internal plumbing and sanitary facilities necessary to serve the existing and proposed addition and building capacity.

This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III – Smoke-free Air.

If this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this agency before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.

This department requires that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.

#### **WATER AND WASTEWATER (SEWER):**

WATER:

Anticipated water demand: 15 gallon per day (gpd) per 15 square feet (retail and/or restaurant building) x 2,016 sq. ft. =2,016 gpd.

This project is within the City of Atlanta water service jurisdiction.

SEWER:

Basin: Utoy Creek

Treatment Plant: Utoy Creek

Anticipated sewer demand: 1,815 gallons per day

There is a sewer manhole approximately 75 feet west of the property western boundary line of the 0.7346-acre tract (4145 Fulton Industrial Boulevard) (adjacent to Sewer manhole #SMUC1315640) along an 8inch sanitary sewer line in land lot 23, district 14FF that can service this project.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

**DRAINAGE:**

Flood Plain: According to the Fulton County Geographic Information System (GIS) Map, there is no 100-year flood plain on the subject site.

**TAX ASSESSOR:**

Property Tax ID#:14F0023 LL0876

Taxes on the subject property are up to date on this property

**FIRE MARSHAL:**

Building must be brought up to current fire code.

**POLICE DEPARTMENT:**

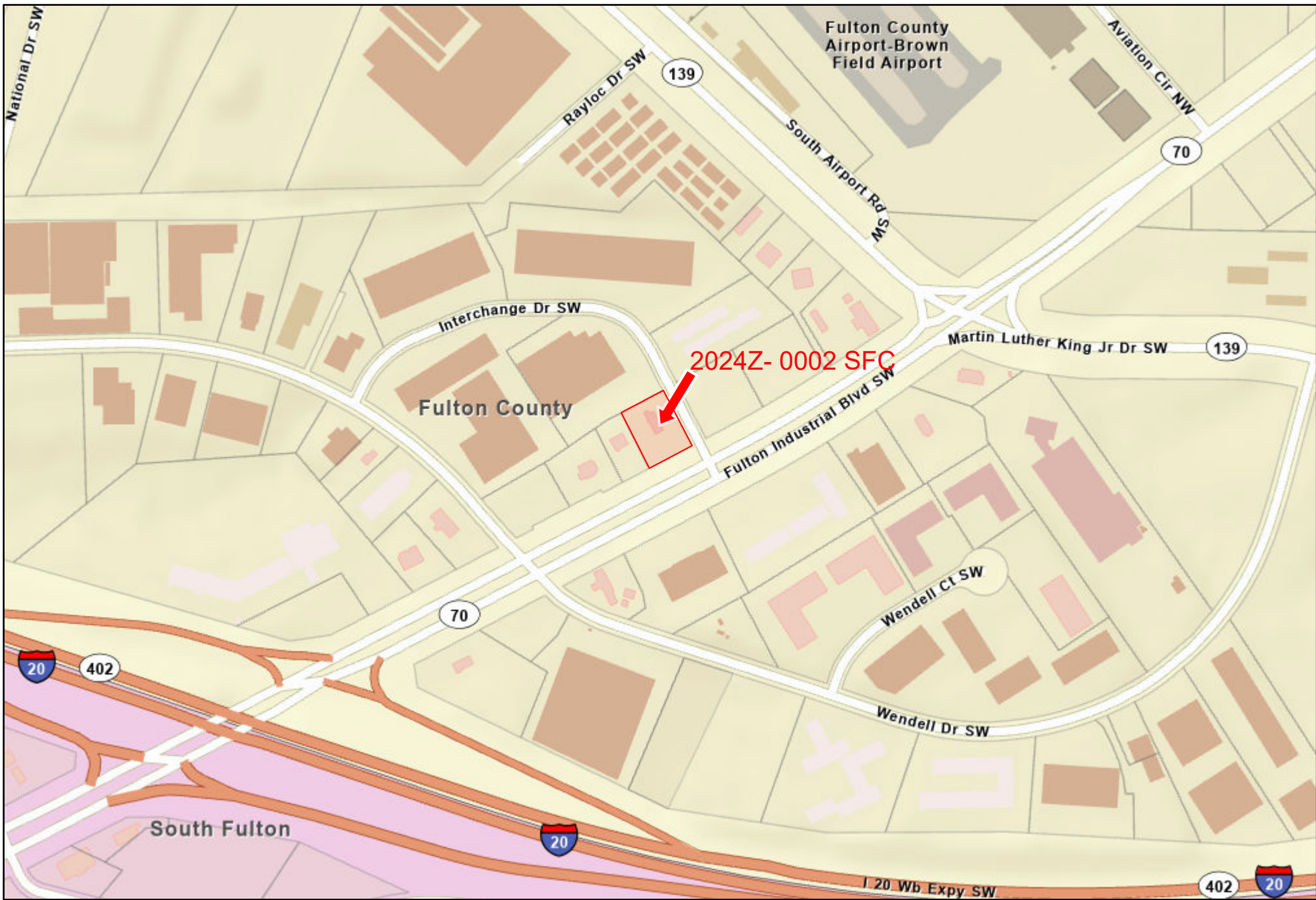
Beat: 21

Impact Statement on Beat:  
Current calls for service: 26  
Projected calls for service: 1 or more calls per day  
Current Average Response Time (minutes): <5

This property should participate in the TAP (Trespassing Affidavit Program)

**CODE ENFORCEMENT:**

No open code violations on the site.



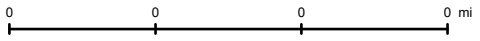
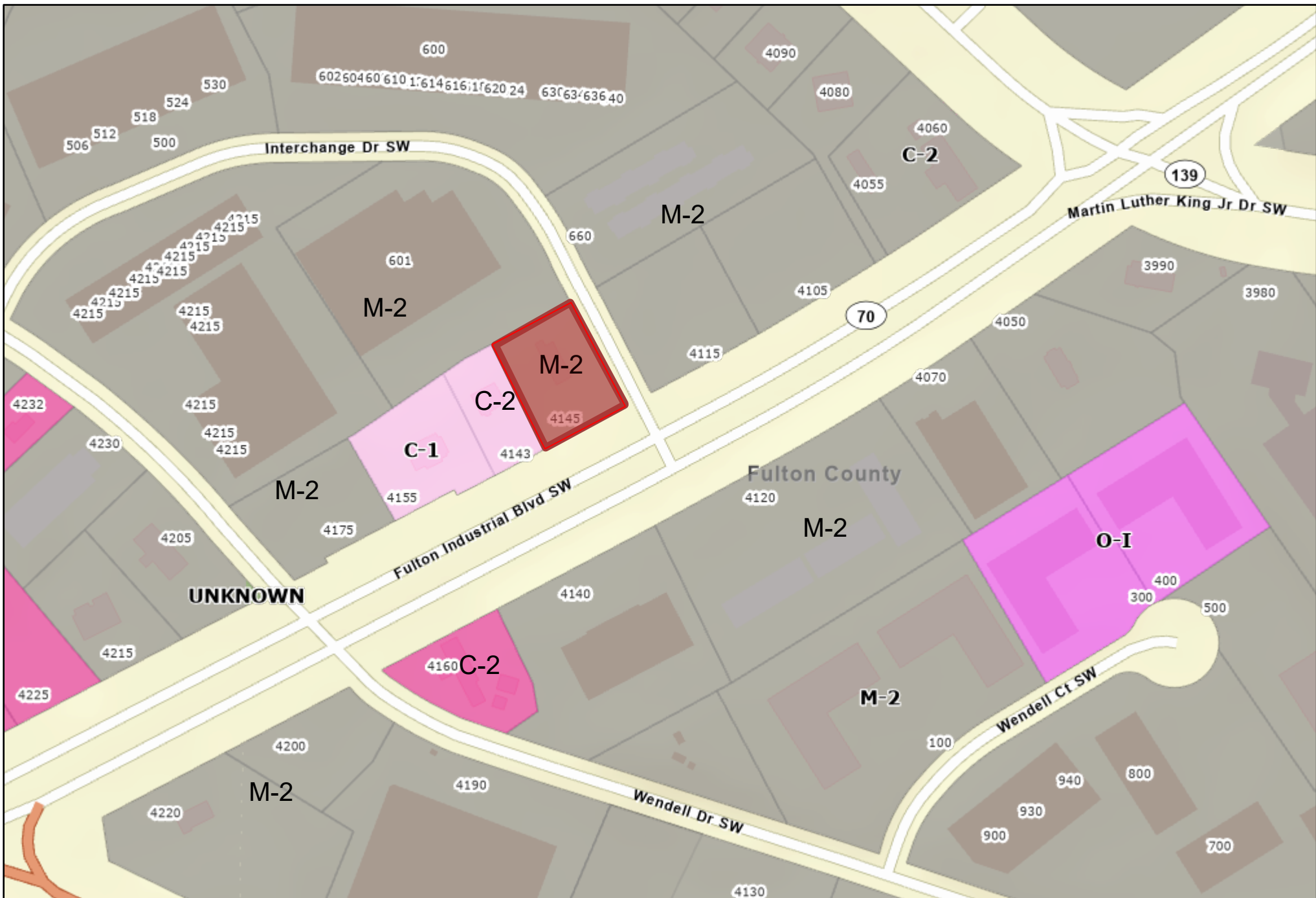
### LOCATION MAP 2024Z-0002 SFC & 2023VC-0001 SFC

Date: 11/15/2024  
 Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.





Date: 10/21/2024  
 Map Size: 8.5x11 (LETTER)



### Zoning Map

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# Property Profile for 4145 Fulton Ind Blvd Sw

## Property Tax Information

Tax Year	2024
Parcel ID	14F0023 LL0876
PropertyAddress	4145 Fulton Ind Blvd Sw
Owner	Prosperity Home Investments Llc
Mailing Address	298 Six Flags PkwyAustell Ga 30168
Total Appraisal	\$163,100
Improvement Appraisal	\$46,000
Land Appraisal	\$117,100
Assessment	\$65,240
Tax District	70D
Land Area	0.7346 ac
Property Class	Industrial Vacant Lot
Land Use Class	Retail - Single Occupancy
TAD	
CID	FID Fulton Industrial Boulevard CID

## Zoning

Zoning Class	M-2
Overlay District	Fulton Industrial Ov
2035 Future Development	Industrial Marketplace

## Political

Municipality	unincorporated
Commission District	6
Commission Person	Khadijah Abdur-Rahman
Council District	not available
Council Person	not available
Voting Precinct	FC02
Poll Location	Jackson Memorial Baptist Church, 534 Fairburn Rd
Congressional District	006
State Senate District	035
State House District	061

## School Zones

Elementary School	Randolph
Middle School	Sandtown
High School	Westlake

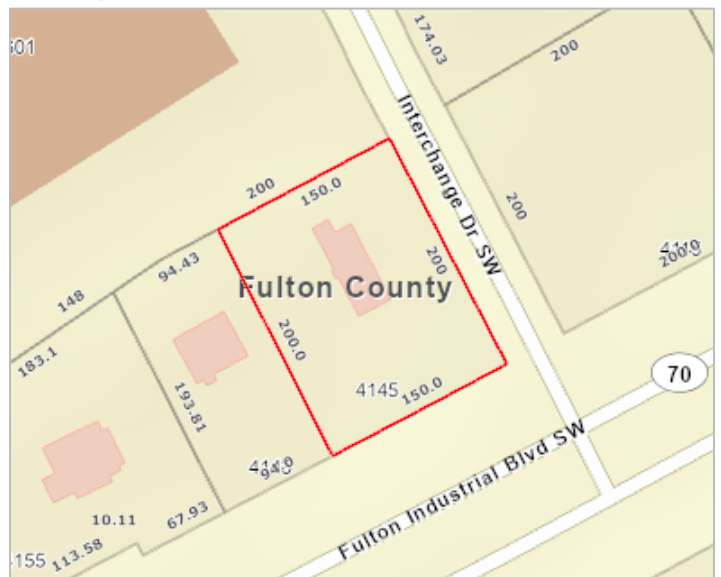
## Other Information

Zip Code	30336
Census Tract	78.05
In Less Developed Census Tract	Yes

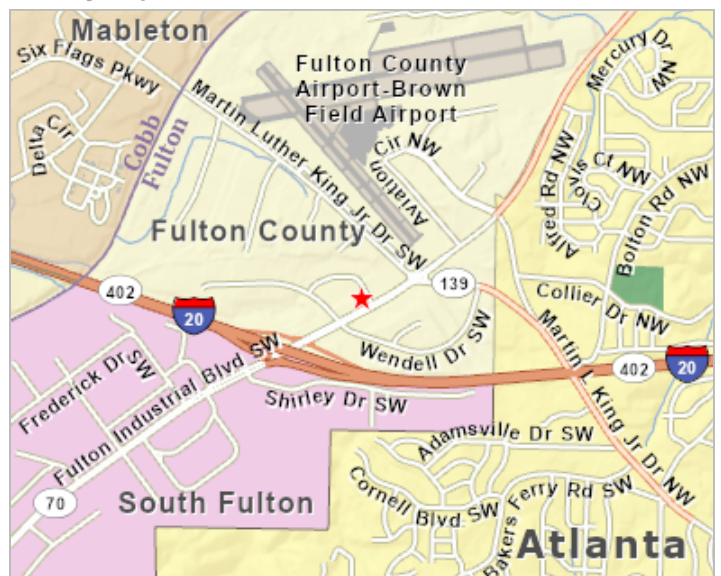
## Aerial View

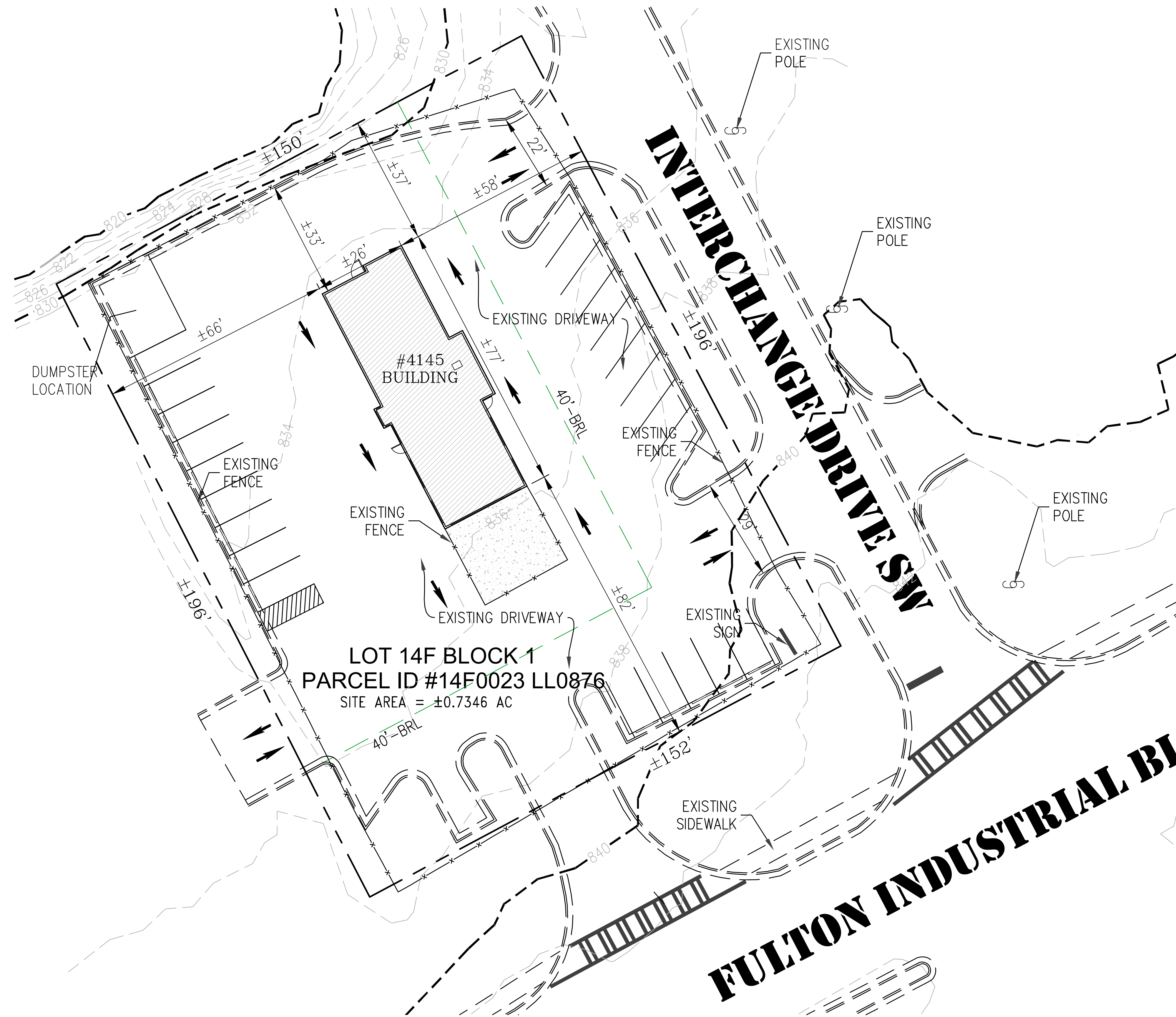


## Property Map



## Vicinity Map





## GENERAL NOTES:

1. THE PROPERTY LINE INFORMATION SHOWN HERE IS OBTAINED FROM THE FULTON COUNTY GIS.
2. A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF BOUNDARY LINES AND IMPROVEMENTS.



## SITE INFORMATION:

PROPERTY ADDRESS : 4145 FULTON INDUSTRIAL BLVD SW  
ATLANTA, GA 30336, USA

OWNER NAME : KING HOLDINGS LLC

MAILING ADDRESS : 3470 McClure Bridge Rd #2755  
Duluth, GA 30096

COUNTY : FULTON COUNTY

PROPERTY ID : 14F0023LL0876

ALT ID : 1679524

LOT AREA : 0.7346 AC (PER RECORD)

ZONING : M-2 - Heavy Industrial District

FRONT SETBACK : 40'

SIDE SETBACK : None

REAR SETBACK : None

## LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- ROAD CURB & GUTTER

SURVEY  
(SCALE: 1/16"=1'-0")

RELEASED FOR CONSTRUCTION

GOOD BROTHERS SKETCHES LLC  
 1187 NORTH 1200 WEST  
 OREM, UTAH 84057  
 GBSKETCHES@GMAIL.COM  
 404-433-4492



SITE SURVEY  
 4145 FULTON INDUSTRIAL BLVD ATLANTA GA 30336

### REVISION

No.	DATE	DESCRIPTION

DRAWING DATE:  
08/22/2024

S-1