



**Fulton Industrial District**  
**Fulton County**  
**Urban Redevelopment Plan**

Proposed to the  
Fulton County Commission,  
Fulton County, Georgia

Prepared by:



**KB** | ADVISORY GROUP

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## 1. Introduction

The original Urban Redevelopment Plan (URP) for the Fulton Industrial Boulevard area, known as the Fulton Industrial Boulevard Redevelopment Framework, was prepared and adopted in 2010 by Fulton County in order to protect and enhance the existing viable commercial and industrial uses in the corridor, stimulate the physical redevelopment of obsolete and vacant properties, and attract new businesses and employment opportunities. The City of South Fulton was incorporated in 2017, and included much of the original Urban Redevelopment Area (URA) area south of Interstate 20. Since its incorporation, South Fulton has annexed into its city boundaries all properties south of I-20 within the original URP area. Fulton County retains possession of the small portion of the original URP area north of I-20. For the purposes of this Urban Redevelopment Plan update, we use a single boundary for our analysis, though Fulton County and the City of South Fulton will have separate URP documents.

As the original URP expired at the end of 2021, the plan is being updated for three key purposes:

1. To accommodate the jurisdictional changes in the majority of the district that have resulted from the incorporation of the City of South Fulton; the original 2010 URP document will be split into two, and each portion will be adopted by the by the relevant jurisdiction, in this case Fulton County; this plan, newly titled the Fulton County Urban Redevelopment Plan, should be viewed as a continuation of and update to the original Fulton Industrial Boulevard Redevelopment Framework;
2. To demonstrate that conditions within the Urban Redevelopment Area continue meet the criteria for a URP set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61);
3. To support the designation of a new Opportunity Zone mostly centered around I-20, which includes the most blighted parcels in the URA.

Over the past ten years, various entities have been involved in redevelopment efforts, using the original 2010 URP document as a foundational guide. Now Fulton County will create a greatly revised URA boundary for itself, that reflects the small land area from the original document that remains within the unincorporated county. The proposed Urban Redevelopment Plan details the rationale for these changes in area and justifies the Opportunity Zone with findings of negative impact if left without intervention to stimulate market conditions.

Recent revitalization efforts have been concentrated in the area around the interchange of Fulton Industrial Boulevard and I-20. These efforts have been guided by the 2035 Fulton County Comprehensive Plan (which predates the incorporation of the City of South Fulton), and by the Fulton Industrial Boulevard Improvement District's Master Plan. More details of these plans are provided in Section 5.

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The parcels within the URA all are impacted by the following negative conditions:

- **Pervasive Poverty**– The area lies within portions of two Census Blocks with a high percentage of households under poverty of 15% and 40% according to the 2020 American Community Survey, which is significantly higher than the rest of the City of South Fulton.
- **Concentrated Crime**– Police records demonstrate that the Fulton Industrial Boulevard area has higher and more concentrated crime rates than the citywide average of South Fulton. The types of crimes range from burglary, auto theft, larceny to aggravated assaults and violent crimes.
- **Evidence of Physical Blight**– Code enforcement citations show deteriorating structures and infrastructure which, by reason of dilapidation, deterioration, age, and obsolescence, are conducive to crime and are detrimental to public safety and welfare. The area has high rates of code enforcement activities, including unsafe structures and unhealthy living conditions.

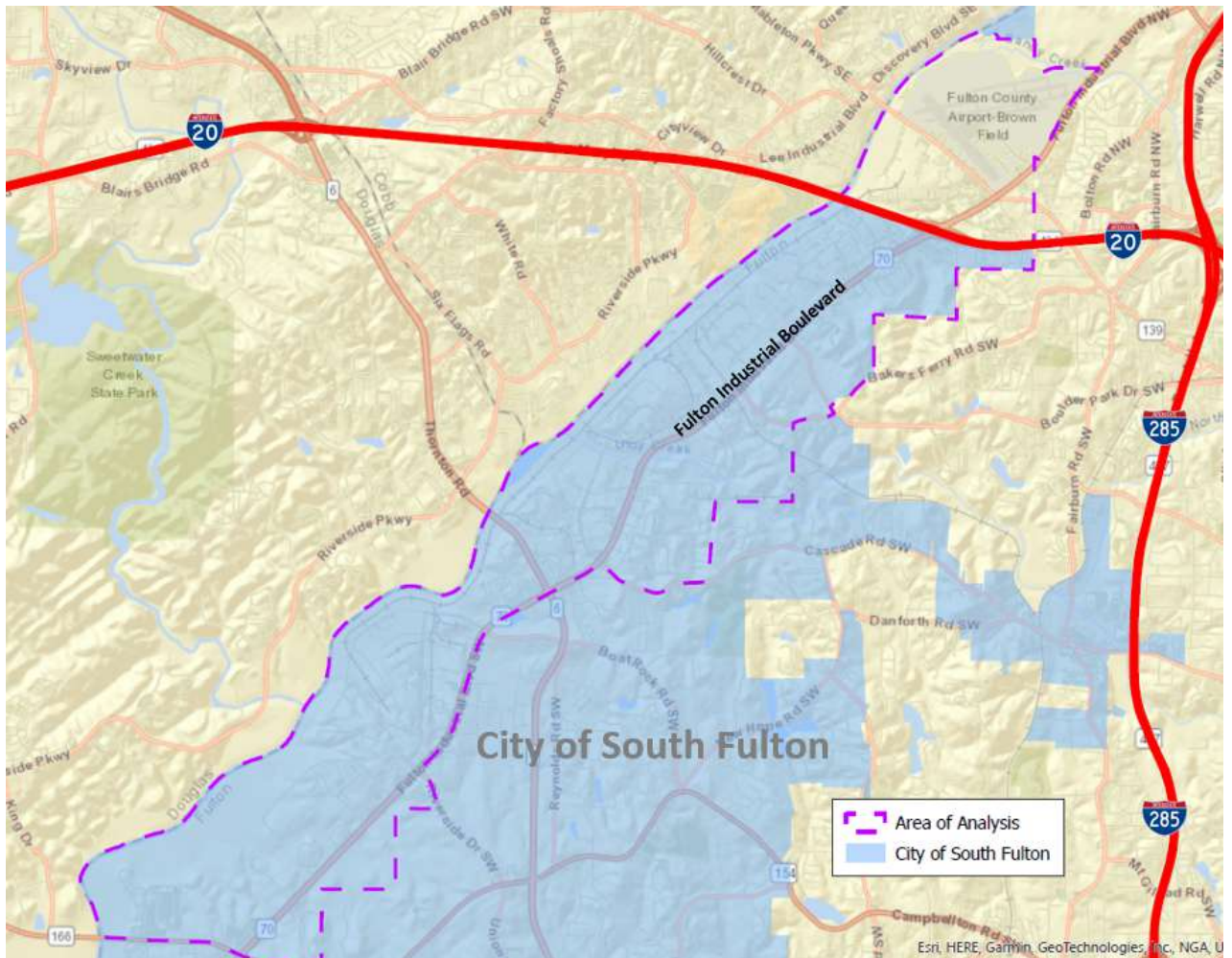
This URP supports the use of the tools and opportunities granted by Georgia’s Urban Redevelopment Law to stimulate revitalization, job growth, and economic development to support the pursuit of this vision in accordance with all applicable laws, zoning regulations and land use policies.

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## 2. Boundaries of the Urban Redevelopment Plan

The original Fulton Industrial Boulevard Urban Redevelopment Area was used as a baseline area of analysis. This area is shown in the map below on this page. The area contains 827 tax parcels with a total acreage of 5,293 acres.

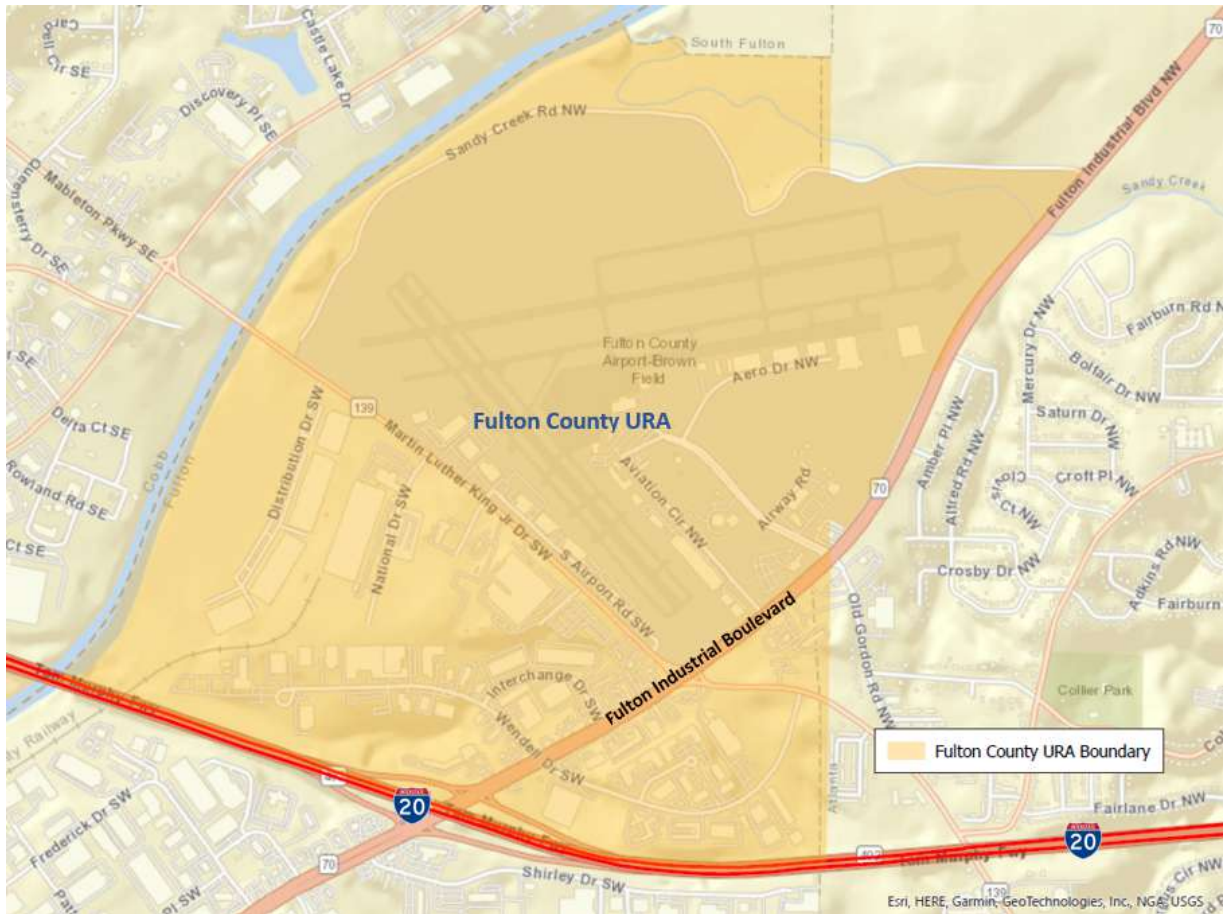
**Map of Area of Analysis**



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The Fulton County URA contains 117 tax parcels with a total acreage of 725 acres.

### Map of Proposed Fulton County Urban Redevelopment Area





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### 3. Consistency with Local Land Use Plans

The Urban Redevelopment Plan area is consistent with the Future Land Use Map of the Fulton County 2035 Comprehensive Plan and Fulton Industrial CID Master Plan. The Industrial Marketplace Character Area is particularly relevant to this plan, as this particular node around the I-20 and Fulton Industrial Boulevard interchange covers much of the Fulton County URA. According to the Comprehensive Plan, the purpose of this area type is to provide places within industrial districts that serve the commercial and retail needs of the people who work in these areas. This area was adopted directly from the Fulton Industrial Community Improvement District Master Plan.

#### 2035 Comprehensive Plan Future Land Use Identified within the Fulton County URA



Source: Fulton County 2035 Comprehensive Plan

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## 4. Negative Conditions within the Redevelopment Area

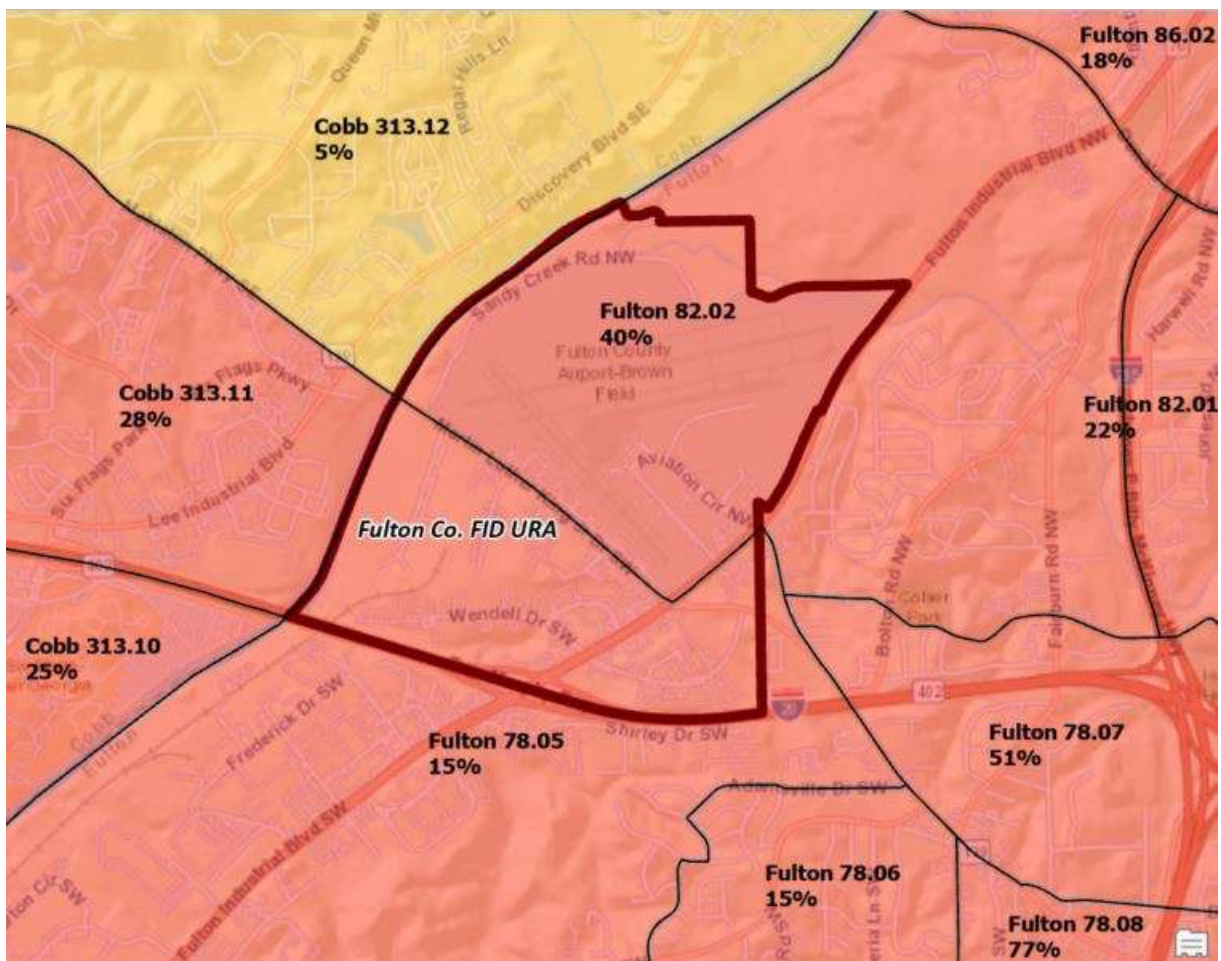
All parcels within the proposed URA areas exhibit or are impacted by negative conditions that hamper redevelopment efforts, as well as the safety, welfare and quality of life of residents and businesses.

### 4.1. Pervasive Poverty

The Fulton County URA lays in or adjacent to two Census Block Groups with pervasive poverty. The block groups, and their 2022 American Community Survey poverty rates are:

- 7805 15%
- 8202 40%

Map of Proposed Urban Redevelopment Area with Poverty Rates by Census Block Group



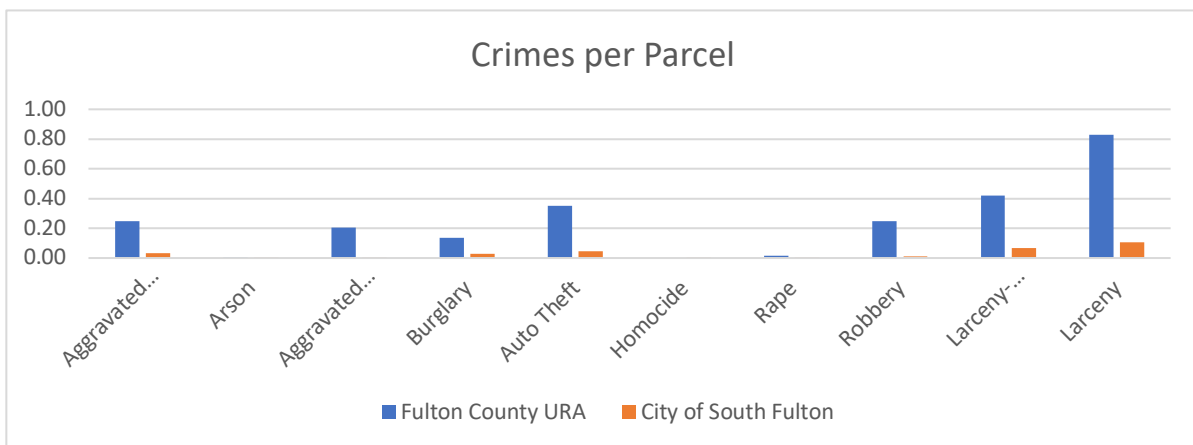
Source: KB Advisory Group, US Census American Community Survey 2022.



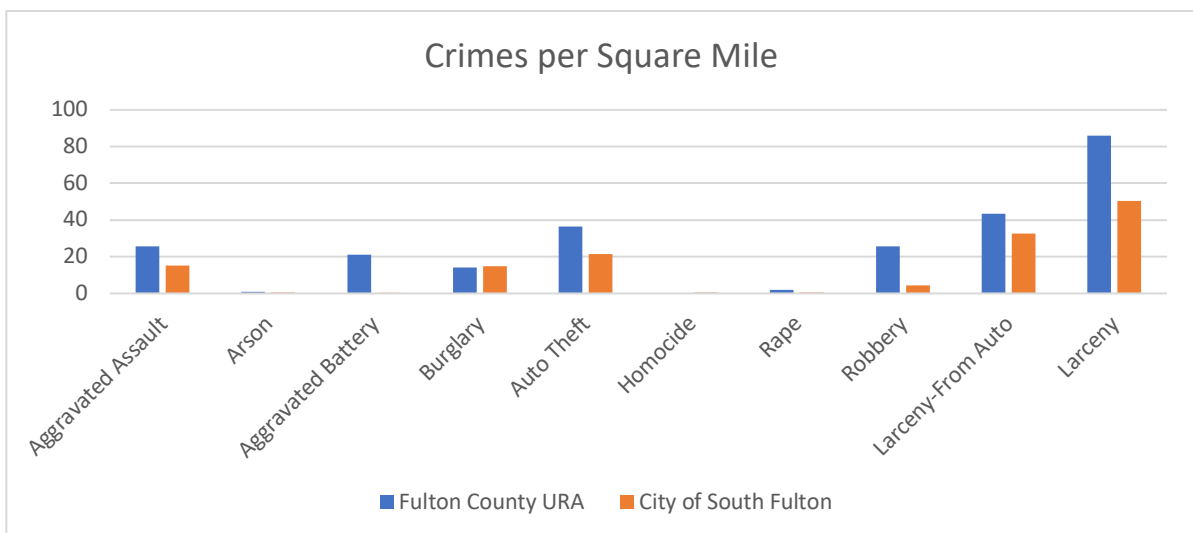
## 4.2. Concentrated Crime

The following data provided by the Fulton County Police, from January 1<sup>st</sup> 2018 through December 31<sup>st</sup> 2020, covers the Fulton County Urban Redevelopment Area. The area was compared to the City of South Fulton as a whole on the basis of individual types of crime, both in terms of crimes per square mile and per tax parcel. The City of South Fulton was chosen as a point of comparison because the URA area constitutes the remaining unincorporated portion of Fulton County, and is most comparable to South Fulton. The amount of certain types of crime are much higher in the URA compared to the city, as seen in the charts below. Larceny and Auto Theft in particular are over 50% higher on a per square mile basis in the URA than in the city. On a per-parcel basis, in addition to the two above mentioned crime types, Burglary and Aggravated Assault are also over five times more common in the URA than in the city.

### Crime Rates for Fulton County Urban Redevelopment Area (2018-2020)



Source: Fulton County Police



Source: Fulton County Police

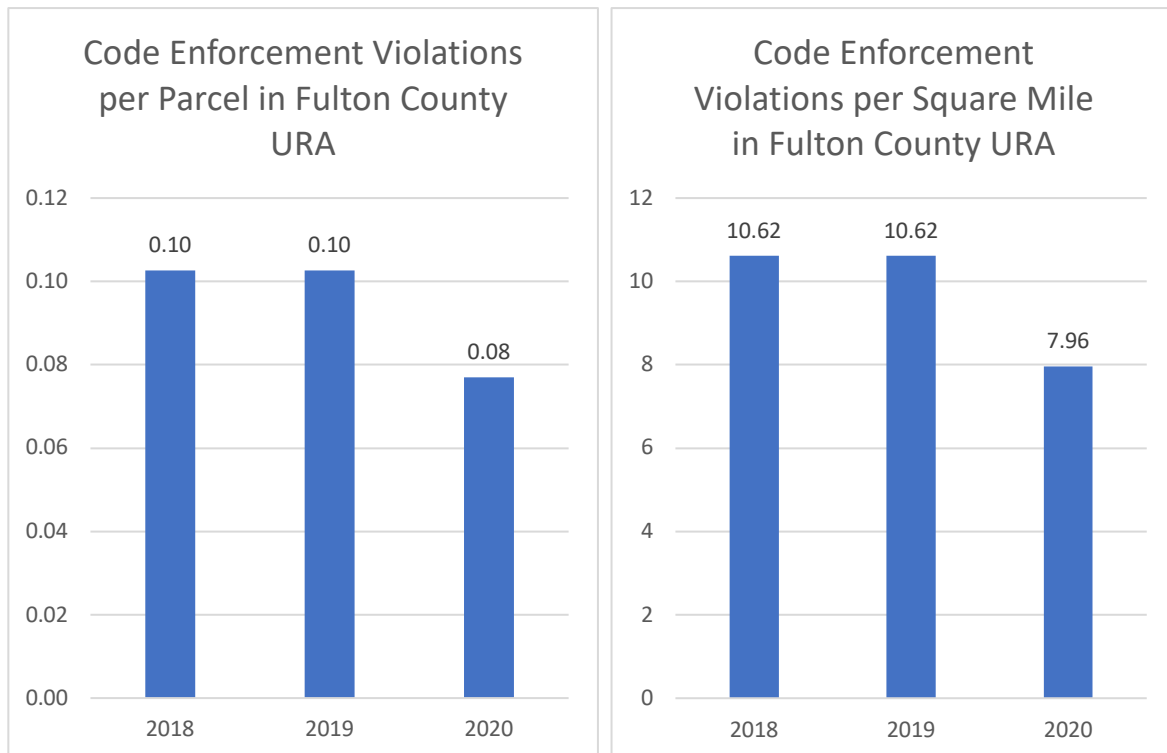
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### 4.3. Evidence of Physical Blight

Because of underdevelopment, lack of private reinvestment, poor property maintenance and aging building stock, blight is increasingly common in the Fulton County URA. The area qualifies as *blighted* as defined by O.C.G.A. 36-44-3 (7) (A) due to the following factors:

- **The prevalence of dilapidated, deterioration, age, or obsolescence** within the Redevelopment Area, as cited above.
- **The presence of the dilapidated structures, debris and garbage and the crime associated with them**, substantially impair or arrest the sound growth of a municipality or county, retard the provisions of housing accommodations, or constitute an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use. The property owners are notified of citations to address the issues of dilapidated structures, overgrown landscaping, debris removal and unsecure buildings.
- **Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area.**

Fulton County Code Enforcement inspectors report that blight and code enforcement violations are common within the interior of the URA, at almost 1 violation per 10 tax parcels, and 10 parcels per square mile.



Source: Fulton County Code Enforcement

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Below is a sample of photographs taken within the Fulton County URA in December of 2021:

- Photo of vacant parcel being used as truck parking; parcel 14F002200010289



- Photos of vacant former restaurant buildings; parcels 14F0023 LL0520, 14F0023 LL0876, and 14F0023 LL0868





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- Photos of vacant and overgrown parcels; parcels 14F0052 LL1126, 14F0023 LL0728, and 14F0023 LL0611.

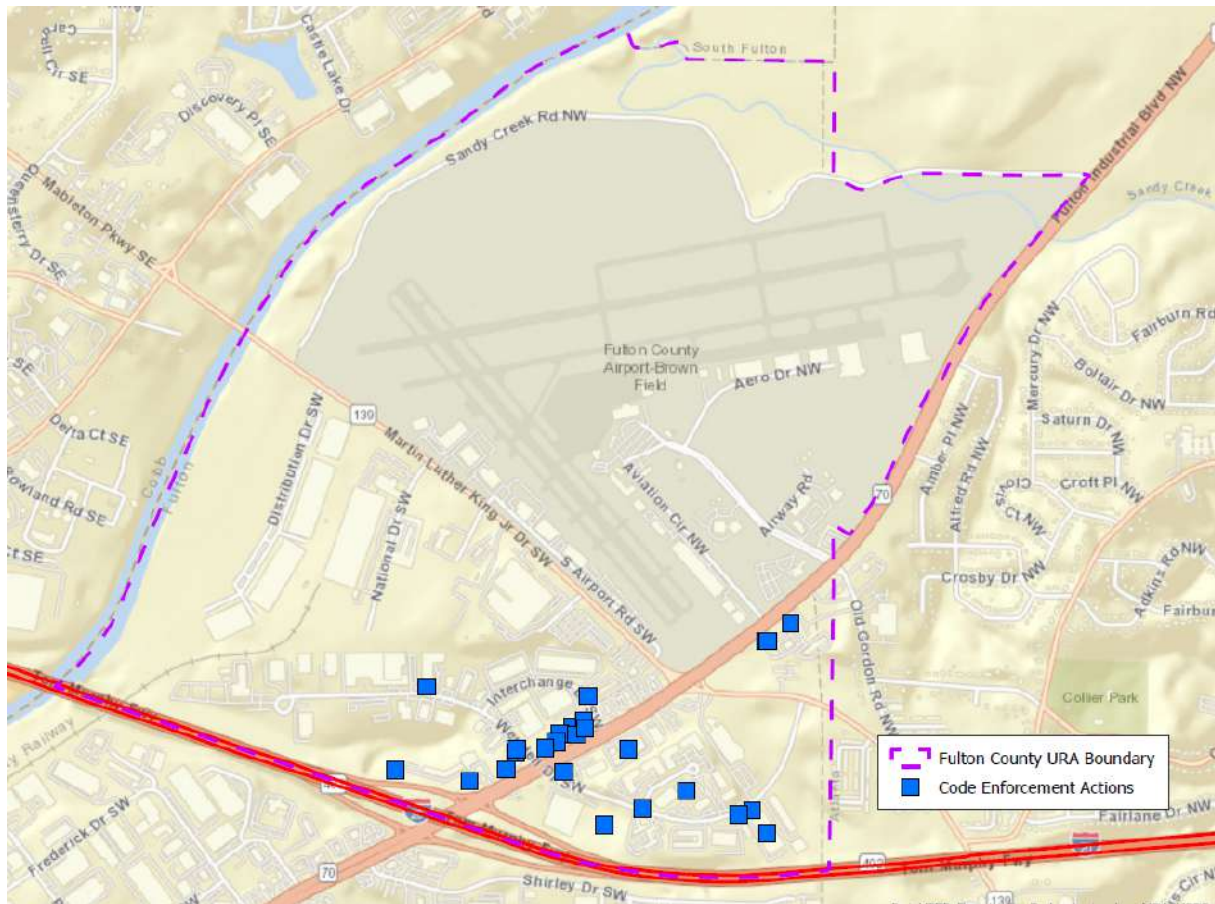


- Photo of vacant parcel being used for construction material storage; parcel 14F0052 LL0466



Geographic distribution of code enforcement actions within the Fulton County URA from 2018 through 2020.

### Code Enforcement Actions



Source: Fulton County Code Enforcement



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## 5. Community Land Use Objectives

The Fulton County Urban Redevelopment Plan is consistent with the relevant local plans, described below.

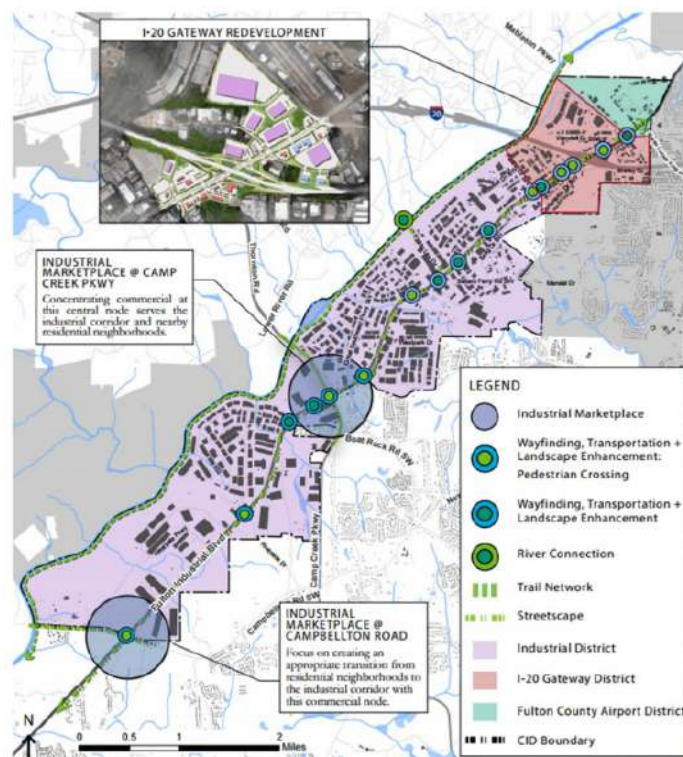
### **Fulton Industrial Community Improvement District Master Plan, 2013**

The Master Plan provided an implementation-focused vision for the area's future and established the key steps needed to achieve that vision. It developed a comprehensive set of recommendations for transportation improvements, land use, economic development, and design/aesthetic treatments. Plan recommendations include:

- Encouraging development consistent with the Master Plan by coordinating with the Fulton County Department of Planning and Zoning and revising the Fulton County Zoning Ordinance as necessary (note that this plan was adopted before the creation of the City of South Fulton);
- Intersection improvements to improve freight mobility through median and radii adjustments, traffic signal timing adjustments, sidewalk and crosswalk installations;
- Signage, and wayfinding installations;
- Streetscaping, and the installation of sustainability-focused infrastructure elements such as native vegetation and bioswales.

The Master Plan also defines an overall development framework, which defines Character Areas, gateways, and recommended infrastructure improvements

### **Fulton Industrial Boulevard Development Framework**



Source: *Fulton Industrial Community Improvement District Master Plan*

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### **Fulton County 2035 Comprehensive Plan, 2016**

The latest comprehensive plan created for the area by Fulton County (which predates the incorporation of the City of South Fulton) specifically outlines land-use guidelines within defined Character Areas. Character Areas relevant to the South Fulton URA include:

- Industrial Zone: preserve the integrity of industrial areas that accommodate the most intense industrial uses while limiting their impact on the surrounding neighborhoods.
- Business Park: provide places that accommodate multiple businesses of less intense industrial uses than the Industrial Zone Character Area.
- Industrial Marketplace: provide places within the industrial districts that serve the commercial and retail needs of the people who work in these areas. This area was adopted directly from the Fulton Industrial Community Improvement District Master Plan.

### **Fulton Industrial Boulevard Freight Cluster Plan, 2021**

The FIB Freight Cluster Plan identified certain needs regarding land use relevant to this plan:

- Currently there are incompatible land uses at the periphery of the CID, which can create conflict between freight and non-freight vehicles.
- The lack of commercial zoning in the CID causes of commercial services and amenities for CID employees and nearby residents.
- Longer-term projections for population and commercial mixed-use growth may necessitate mitigation measures to prevent the loss of favorably located industrial space.

### **Fulton County Executive Airport Technical Assistance Panel Report, 2020**

In coordination with the Urban Land Institute (ULI) Atlanta's Technical Assistance Panel (TAP), Fulton County conducted the Fulton County Executive Airport Technical Assistance Report in 2020 for the purpose of developing viable redevelopment strategies for the airport site. This included funding strategies and an implementation plan. Six major recommendations were developed by the TAP Report:

- Create a sense of place
- Leverage the Aviation Community Cultural Center
- Provide convenience retail and amenity space
- Recruit office or flex type use
- Seek potential partnerships with colleges and universities that focus on aerospace and logistics
- Evaluate long term potential for a hotel

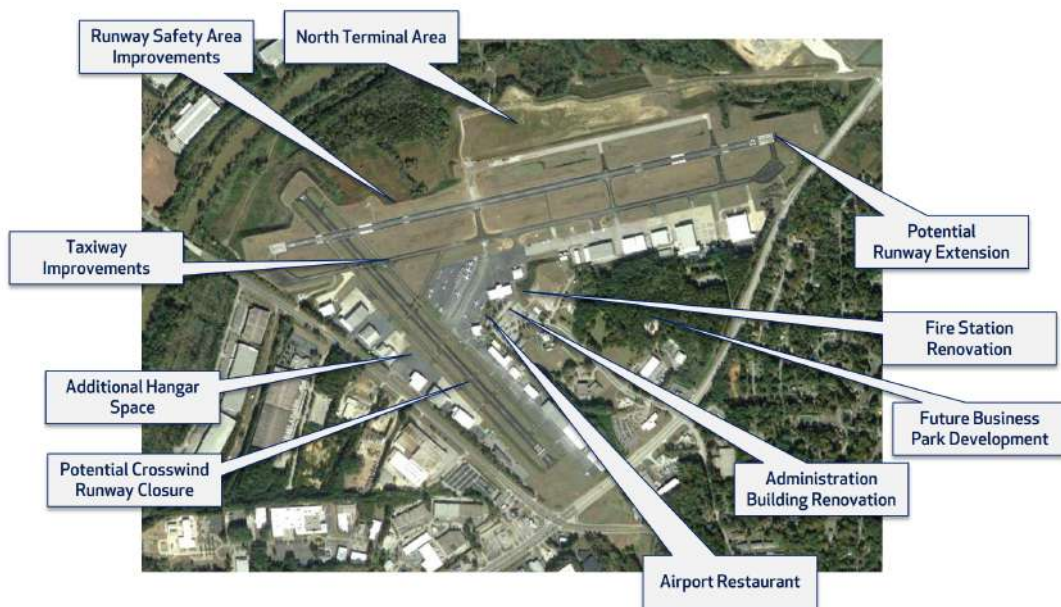
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## Fulton County Executive Airport 2021 Master Plan Update

Fulton County is in the process of updating the Master Plan for the Fulton County Executive Airport (Brown Field). This plan update involves two items in particular that have the potential to positively impact the redevelopment of the Fulton County URA:

- Potential closure of the Crosswind Runway: this would involve closing the shorter runway adjacent to M.L.K. Jr. Drive, which would reduce noise impacts to the businesses south and east of the airport.
- Creation of a business park: this would involve assembling parcels and creating pads for new office or industrial buildings in the area between the administrative buildings at the airport and Fulton Industrial Boulevard.

### Fulton County Executive Airport Draft Master Plan



Source: *Fulton County Executive Airport Master Plan Update Presentation*

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## 6. Description of Parcels to be Acquired

This Urban Redevelopment Plan currently does not require the acquisition of properties or parcels at this time.

## 7. Structures to be Demolished or Rehabilitated

This Urban Redevelopment Area boundary does not require the demolition or rehabilitation of properties or parcels. While future redevelopment within the Redevelopment Area Plan will likely include the demolition or rehabilitation of some existing structures, this will be accomplished through regular market mechanisms or public-private partnerships in accordance with all applicable local laws and regulations, at the appropriate time.

## 8. Plan to Leverage Private Resources for Redevelopment

All proposed and future redevelopment within the Urban Redevelopment Plan area is intended to be accomplished through private sector, market-driven activity. The City of South Fulton and Fulton County's role in the redevelopment process will be to maintain and establish a regulatory framework and public infrastructure environment that catalyzes and facilitates private redevelopment activities that are consistent with future land use and development goals as articulated in the plans referenced above.

## 9. Strategy for Relocating Displaced Residents

The Urban Redevelopment Plan is focused primarily on incentives for private market improvements to properties and therefore relocation of residents will not be required for any initiatives related to the Urban Redevelopment Plan. In the event displacement of residents becomes necessary at a later date, the City will develop a strategy/plan for relocating displaced residents in accordance with all local and state statutory requirements.

The Georgia Department of Community Affairs (DCA) publishes a Relocation & Displacement Manual for developing such a strategy/plan. Examples of relocating or displaced tenants are separated into categories based on duration – permanently displaced benefits, temporary relocation assistance for more than thirty days or assistance for less than thirty days.

- Permanently Displaced – provide eligible over-income residents with market-rate units; determine if housing type changes make residents ineligible; owner reimburses moving expenses of displaced tenants;
- Temporary Relocation Assistance (> 30 days) – cover utility hookup fees and moving expenses; locate comparable unit with no rent increase; determine if tenant is eligible to return to property;

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- Temporary Relocation Assistance (< 30 days) – cover cost of moving tenants to moderately priced hotel, cost of moving tenants to comparable unit within project, or cost of moving tenants to a friend or family members residence.

## 10. Covenants and Restrictions to be Placed on Properties

No covenants or restrictions will be placed on properties at this time.

## 11. Needed Public Infrastructure

The Urban Redevelopment Plan was conceived to support the designation of an Urban Redevelopment Area. No public infrastructure is required for the administration of the area; provided, however, that Fulton County and the Urban Redevelopment Agency reserve the right to pursue and implement public projects which are determined to encourage or assist in attaining the urban redevelopment goals and objectives contemplated in this Urban Redevelopment Plan.

## 12. Strategy for Implementing the Plan and Designation of Implementing Body

### Urban Redevelopment Agency

The Fulton County Board of Commissioners will then be the implementing body for the Urban Redevelopment Plan and will assume all powers outlined in Official Code of Georgia 36-44-6 including:

- Issuing bonds deemed necessary to implement or facilitate projects within the Urban Redevelopment Area;
- Entering into contracts, leases, mortgages, or other agreements determined to be necessary to implement or facilitate the Redevelopment Plan;
- Acquiring, retaining, or disposing of property for redevelopment as outlined in the Redevelopment Plan;
- Exercising any powers outlined in Chapter 61 of the Official Code of Georgia entitled “Urban Redevelopment Law”

In addition, the Urban Redevelopment Agency will be responsible for all implementation activities including:

- Create a Community Redevelopment Tax Incentive Program per the Constitution of the State of Georgia Article IX, Section II, Paragraph VII(d) to administer a special district of designated blighted properties and higher concentrations of crime and code enforcement citations than the City as a whole;
- Recommend any revisions to the overlay zoning district or property maintenance ordinance for City Council consideration and adoption;



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- Coordination with private and public entities facilitating the planning, design, negotiations, pre-construction, and/or construction of any project within the Urban Redevelopment Area;
  - Seeking and coordinating other public and private funding sources to facilitate or implement projects within the Urban Redevelopment Area.

Notwithstanding anything in the Urban Redevelopment Plan to the contrary, the urban redevelopment area projects which have previously been approved by Fulton County and/or the Urban Redevelopment Agency as located in the FIB URA are hereby ratified, confirmed and approved in all respects.

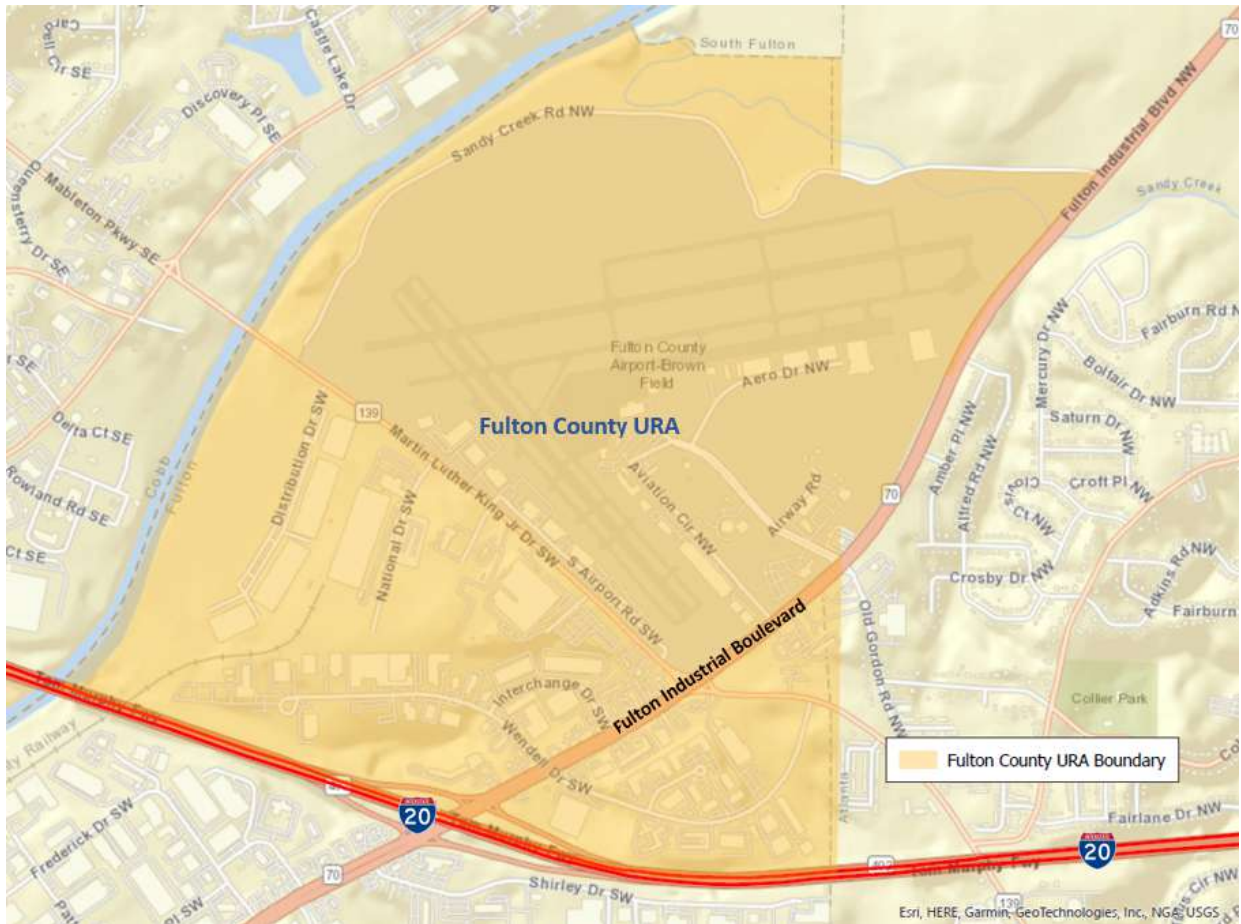
**Implementation Schedule**

- |   |             |
|---|-------------|
| • Advertise Public Hearing for URP                    | July 2022   |
| • Review of Urban Redevelopment Plan by Fulton County | July 2022   |
| • Public Hearing                                      | August 2022 |
| • Adopt Urban Redevelopment Plan                      | August 2022 |

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## Appendix A: Map of Proposed URA

Map of Proposed Fulton County Urban Redevelopment Area



## Appendix B: List of Parcels to be Included in the Urban Redevelopment Plan Area

### Fulton County Urban Redevelopment Area Parcels

ParcelID	Address	Owner	LandAcres
14F001600010501	4000 CARROLL RD	FULTON COUNTY	12.453
14F002200010032	0 OLD GORDON RD NW	FULTON COUNTY	0.087
14F002200010024	0 OLD GORDON RD NW	FULTON COUNTY	1.9
14F0022 LL0422	4135 SOUTH AIRPORT RD	HOME DEPOT U S A INC	0
14F0022 LL0398	4193 M L KING JR DR	COX ENTERPRISES	0
14F002200010131	0 OLD GORDON RD NW R	DEPT OF TRANSPORTATION	0.0764
14F0022 LL0257	3956 AVIATION CIR	RAYTHEON AIRCRAFT SERVICES	0
14F0021 LL0092	0 FULTON IND BLV NW	FULTON COUNTY	20.007
14F0022 LL0406	0 AVIATION CIR	FULTON COUNTY	0
14F0022 LL0182	0 M L KING JR DR NW	STATE OF GEORGIA	2.5981
14F0022 LL0372	0 AERO RD	GEORGIA PACIFIC CORP	0
14F0022 LL0356	4100 RAYLOC DR	COLBY B & GENEVIEVE B SANDLIAN REVOCABLE TR THE	2.24
14F0022 LL0380	0 AERO RD	FULTON COUNTY	0
14F0021 LL0084	4055 SANDY CREEK RD	FULTON COUNTY	0.2766
14F0021 LL0050	4005 SANDY CREEK RD	CITY OF ATLANTA	5.7392
14F0022 LL0273	720 FULTON IND BLVD NW # R	FULTON COUNTY	1.05
14F002200010016	0 OLD GORDON RD NW	FULTON COUNTY	3.2253
14F0022 LL0299	4100 M L KING JR DR	OPCM LOCAL UNION # 148	0.3857
14F002200010198	0 FULTON IND BLVD NW	CITY OF ATLANTA THE	0.5688
14F0023 LL0462	4190 WENDELL DR SW	BRONNER BROS	3.839
14F0023 LL0215	4160 FULTON IND BLVD SW	FULTON LAND GROUP LLC	0.68
14F0023 LL0108	4220 FULTON IND BLVD SW	YU CHONG S & KANG HYUN	1.835
14F0023 LL0611	4105 FULTON IND BLVD SW	NAROTTAM SHASHI J & PATEL MAHENDRA V	1.056
14F0023 LL0769	4050 FULTON IND BLV SW	DLPS INVESTMENTS LLC	1.46
14F0023 LL0587	3700 WENDELL DR SW	ARRON ALEMBIK I ET AL	2.61
14F0023 LL0520	4090 M L KING JR DR	PATEL BHUPENDRA M & RADHA B	0.551
14F0023 LL0835	500 WENDELL CT SW	DISMAS CHARITIES INC	1.73
14F0023 LL0843	600 WENDELL CT SW	WENDELL COURT MT LLC	6.06
14F0023 LL0728	4115 FULTON IND BLVD SW	OSMAN GELANI M	1
14F0023 LL0025	0 M L KING JR DR SW	WOODS PEORIA J CENTER FOR SENIOR CITIZENS BLIND INC	0.0849
14F0023 LL0876	4145 FULTON IND BLVD SW	OSMAN GELANI	0.7346
14F0023 LL0850	0 WENDELL CT SW	GTP ACQUISITION PARTNERS II LLC	0.76
14F0023 LL0660	4100 WENDELL DR SW	HSS FULTON LLC	3.22
14F0023 LL0223	4140 FULTON INDUSTRIAL BLVD	G K GRANITE LLC	2.1
14F0023 LL0140	0 M L KING JR DR SW	FULTON COUNTY	7.43
14F0023 LL0678	4050 WENDELL DR SW	EFFICIENCY LODGE INC	2.78
14F0023 LL0686	4120 FULTON IND BLVD SW	MAJESTIC LODGE & EXTENDED STAY LLC	3

14F0023 LL0041	3990 M L KING JR DR SW	WALCO INVESTMENTS LP	0.7346
14F0023 LL0918	300 WENDELL CT SW	DISMAS CHARITIES PROP INC	1.28
14F0023 LL0595	601 INTERCHANGE DR	SELIG S STEPHEN III & FINE CATHY S	2.69
14F0023 LL0173	0 M L KING JR DR SW	FULTON COUNTY	1.07
14F0023 LL0926	400 WENDELL CT SW	DISMAS CHARITIES PROPERTIES INC	1.39
14F002200010263	3920 FULTON INDUSTRIAL BLVD	KOMISAROW ENTERPRISES L P ET AL	0.9289
14F0023 LL0454	4200 FULTON IND BLVD SW	BRONNER BROS INC	0.667
14F0023 LL0157	0 M L KING JR DR SW	FULTON COUNTY	10.6
14F0023 LL0777	4070 FULTON IND BLVD SW	SHAHEEN & CO	0.93
14F002200010271	3930 FULTON IND BLVD SW	KOMISAROW ENTERPRISES L P	1.1134
14F0023 LL0959	3850 WENDELL DR SW	KRONOS RESOURCES LLC	0.42
14F0023 LL0934	4190 WENDELL DR SW	BRONNER BROS INC	1.693
14F0023 LL0702	3980 M L KING JR DR	GILBERT & FARADAY LLC	6.73
14F0023 LL0736	660 INTERCHANGE DR	OSMAN GELANI M	1.63
14F002200010289	3910 FULTON IND BLV NW	SUMMIT HOSPITALITY LLC	1.74
14F0023 LL0165	3995 M L KING JR DR SW	FULTON COUNTY	3.309
14F0023 LL0629	600 INTERCHANGE DR	FULTON INTERCHANGE MT LLC	5.21
14F0023 LL0082	0 WENDELL DR SW	VILLAGE DEVELOPMENT PARTNERS INC	2.6
14F002200010222	3900 FULTON IND BLV NW	SUMMIT HOSPITALITY LLC	2.2443
14F0023 LL0538	4080 M L KING JR DR	BHAGAT INVESTMENT INC	0.5565
14F0023 LL0884	4155 FULTON IND BLVD SW	OSMAN GELANI	0.9183
14F0023 LL0579	3800 WENDELL DR SW	ALEMBIK JUDITH ET AL	3.18
14F0023 LL0819	100 WENDELL CT SW	DISMAS CHARITIES INC	3.7435
14F0023 LL0603	4215 WENDELL DR SW	SELIG ENTERPRISES INC	4.67
14F0023 LL0868	4143 FULTON IND BLVD SW	SEA MARSHES DEVELOPMENT LLC	0.4591
14F0052 LL0854	4250 WENDELL DR SW	INDUSTRIAL ENGINEERING & MACHINE CORP	0.7252
14F0052 LL0045	4285 WENDELL DR SW	SMP WENDELL HOLDINGS LLC	1.429
14F0052 LL0904	0 WENDELL DR SW	TACKETT MICHAEL	0.49
14F0052 LL0631	4300 WENDELL DR SW	AURORA BUILDINGS LLC	1.35
14F0053 LL0085	600 RAYLOC DR	LRL HOLDINGS GEORGIA LLC	10.34
14F0052 LL0466	0 WENDELL DR SW	S & P ATLANTA LLC	6.73
14F0053 LL0200	4193 M L KING JR DR SW	GEORGIA AVIATION AUTHORITY	0
14F0052 LL0656	4175 FULTON IND BLVD SW	J&P FULTON INVESTORS LLC	0.835
14F0052 LL0110	4295 WENDELL DR SW	USA QUARTZ LLC	2.066
14F0052 LL0144	4415 WENDELL DR SW	SANGABHAI PROPERTY LLC	2.12
14F0052 LL0896	4290 WENDELL DR SW	OLVERAS PLAZA LLC	1.35
14F0052 LL0136	0 WENDELL DR SW	S & P ATLANTA LLC	2.807
14F0052 LL0326	4330 WENDELL DR SW	GK GRANITE LLC	1.82
14F0053 LL0127	0 M L KING JR DR SW	HGS-FCR, LLC	0
14F0053 LL0267	4200 M L KING JR DR	NDC LEASING COMPANY LLC	15.01
14F0052 LL0300	4445 WENDELL DR SW	ALEA PROPERTIES LLC	2.343
14F0052 LL0912	4230 WENDELL DR SW	SAI ENTERPRISES INC	1.01
14F0052 LL0219	4255 FULTON IND BLVD SW	AMERCO REAL ESTATE COMPANY	1

14F0052 LL0292	4410 WENDELL DR SW	ENVIRONMENTAL PRODUCTS OF FLORIDA CORPORATION	2.268
14F0053 LL0218	4240 M L KING JR DR	G K ROGERS CONSTRUCTION LLC	5.01
14F0052 LL0235	4395 WENDELL DR SW	WENDELL ZERO EIGHT REALTY LLC	2.12
14F0052 LL0938	500 INTERCHANGE DR	INTERCHANGE ASSOC FULTON LLC & PORTFOLIO PROPERTIES LLC	3.5
14F0053 LL0226	4220 M L KING JR DR	RENT RITE INC	9.97
14F0052 LL0920	4232 WENDELL DR SW	AMERCO REAL ESTATE COMPANY	0.52
14F0052 LL1126	4205 FULTON INDUSTRIAL BLVD	J&P FULTON INVESTORS LLC	0.69
14F0052 LL0789	4215 FULTON IND BLVD SW	FULTON BOTTLE SHOP INC	0.7425
14F0052 LL0946	4265 WENDELL DR SW	TACKETT MICHAEL T	0.991
14F0052 LL0037	4335 WENDELL DR SW	S & P ATLANTA LLC	6.23
14F0052 LL0490	4275 WENDELL DR SW	HOUSING AUTHORITY OF FULTON COUNTY	2.02
14F0052 LL0516	4225 FULTON IND BLVD SW	AMERCO REAL ESTATE COMPANY	9.44
14F0053 LL0010	0 M L KING JR DR SW	FULTON COUNTY	55.75
14F0052 LL0318	4500 WENDELL DR SW	FLINT EQUIPMENT CO	11.23
14F0053 LL0275	600 NATIONAL DR	NDC LEASING COMPANY LLC	20.47
14F0053 LL0143	0 M L KING JR DR SW	FULTON COUNTY	2
14F0053 LL0259	0 M L KING JR DR R	DAVIS JAY M & ROSENBERG DULCY DAVIS	7.68
14F0053 LL0283	0 M L KING JR DR	FULTON COUNTY	21.85
14F0054 LL0019	0 M L KING JR DR NW	FULTON COUNTY	76
14F0055 LL0034	0 RIVER RD	CROW CHILDRESS MOBLEY #8	0.0165
14F0053 LL0317	650 DISTRIBUTION DR	EXETER 600 650 DISTRIBUTION LLC	7.88
14F0056 LL0140	0 I 20 SW	FULTON COUNTY	4.9
14F0055 LL0026	0 RIVER RD	MARLER OIL CO	0.0248
14F0053 LL0291	750 DISTRIBUTION DR	EXETER 750 DISTRIBUTION LLC	4.437
14F0053 LL0309	700 DISTRIBUTION DR	EXETER 700 DISTRIBUTION LLC	7.68
14F0055 LL0042	0 RIVER RD	FULTON COUNTY	21.8
14F0022 LL0208	0 FULTON IND BLV NW	FULTON COUNTY	0.3306
14F0016 LL0479	4005 FULTON INDUSTRIAL BLVD	ICE 4165 LLC	0
14F0016 LL0446	4005 FULTON IND BLV NW	FULTON COUNTY	24.8
14F0022 LL0349	4000 AVIATION CIR	HANGAR ONE INC	0
14F0022 LL0414	4155 SOUTH AIRPORT RD	AMB GROUP LLC	1.597
14F0017 LL0395	0 FULTON IND BLV NW	FULTON COUNTY	66.05
14F0023 LL0439	4060 M L KING JR DR	GOODRICH PETROLEUM INC	1.108
14F0018 LL0071	0 BANKHEAD HWY NW	FULTON COUNTY	0.67
14F0023 LL0942	4000 WENDELL DR SW	ATLANTA SCAFFOLD WAREHOUSE LLC	2.341
14F0023 LL0967	3850 WENDELL DR SW	TOBAR JOSE G	1.125
14F0022 LL0281	4155 M L KING JR DR NW	FULTON COUNTY	138



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## Appendix C: Redevelopment Plan Worksheet

Date: May 2022

The following is a checklist of items to be considered by City officials when reviewing this proposed Fulton County Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

- ☒ Statement that Redevelopment Plan is consistent with the comprehensive plan.
- ☒ Clearly Defined Boundaries of the proposed Redevelopment Area (need not be contiguous).
- ☒ Explanation of negative conditions in the area necessitating redevelopment.
- ☒ Description of the City's land use objectives for the area
- ☒ Description of land parcels to be acquired and structures to be demolished or rehabilitated.
- ☒ Strategy for leveraging private resources to aid in redevelopment of the area.
- ☒ Strategy for relocating any displaced residents.
- ☒ Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.
- ☒ Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.
- ☒ Strategy for implementing the plan.

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## Appendix D: Public Hearing Advertisement

Date: August, 2022

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## **Appendix E: Commissioner Meeting Agenda. August, 17<sup>th</sup> 2022**