

1 **RESOLUTION TO AMEND THE FULTON INDUSTRIAL BOULEVARD**  
2 **REDEVELOPMENT AREA BOUNDARIES**

3  
4 **WHEREAS**, the Georgia Urban Redevelopment Law, O.C.G.A. § 36-61-1, *et seq.*,  
5 provides a mechanism by which counties and municipalities may conduct certain slum  
6 clearance and redevelopment activities, including the acquisition of a slum area or a  
7 portion thereto the rehabilitation or demolition and removal of buildings and  
8 improvements, the installation, construction, or reconstruction of streets, utilities, parks  
9 playgrounds, and other improvements necessary for carrying out those slum clearance  
10 and redevelopment activities, and making the land available for development or  
11 redevelopment by private enterprise or public agencies (including sale, initial leasing, or  
12 retention by the municipality or county itself) at its fair value for uses in accordance with  
13 such slum clearance and redevelopment activities; and

14 **WHEREAS**, the Fulton County Board of Commissioners (“Board of  
15 Commissioners”) adopted an Urban Redevelopment Plan (“URP”), known as the Fulton  
16 Industrial Redevelopment Framework, when it approved Agenda Item No. 10-0377 at its  
17 April 7, 2010 meeting, thereby recognizing that there were certain areas within the Fulton  
18 Industrial Boulevard corridor which may be appropriate for slum clearance and  
19 redevelopment activities because they contain a predominance of buildings or  
20 improvements, whether residential or nonresidential, which by reason of dilapidation,  
21 deterioration, age, or obsolescence; inadequate provision for ventilation, light, air,  
22 sanitation, or open spaces; high density of population and overcrowding; existence of  
23 conditions which endanger life or property by fire and other causes; or any combination  
24 of such factors, are conducive to ill health, transmission of disease, infant mortality,

1 juvenile delinquency, or crime and are detrimental to the public health, safety morals, or  
2 welfare; and

3           **WHEREAS**, the Board of Commissioners further recognized that there are certain  
4 areas within the Fulton Industrial Boulevard corridor which, by reason of the presence of:  
5 a substantial number of slums, deteriorated, or deteriorating structures; predominance of  
6 defective or inadequate street layout; faulty lot layout in relation to size, adequacy,  
7 accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other  
8 improvements; tax or special assessment delinquency exceeding the fair value of the  
9 land; the existence of conditions which endanger life or property by fire and other causes;  
10 airport or transportation noise or other environmental hazards that impair development;  
11 or any combination of such factors, substantially impair or arrest the sound growth of the  
12 County, retard the provisions of housing accommodations or constitute an economic or  
13 social liability and are menace to the public health, safety, morals, or welfare in their  
14 present condition and use; and

15           **WHEREAS**, when the URP was adopted it contained 827 tax parcels with a total  
16 acreage of 5,293 acres; and

17           **WHEREAS**, the City of South Fulton (the “City”) was incorporated in 2017 and  
18 annexed a large portion of the area covered by the County’s Urban Redevelopment Plan;  
19 and

20           **WHEREAS**, the URP area continues to suffer from pervasive poverty,  
21 concentrated crime, and evidence of physical blight; and

22           **WHEREAS**, the remaining URP area currently comprises 117 tax parcels with a  
23 total acreage of 725 acres as identified in Appendix A and Appendix B of the Fulton

1 Industrial District Urban Redevelopment Plan, attached hereto and incorporated by  
2 reference; and

3 **WHEREAS**, the Fulton County Board of Commissioners continues to desire a  
4 formulated workable program for utilizing private and public resources to eliminate and  
5 prevent the development or spread of slums to encourage needed urban rehabilitation,  
6 to provide for the redevelopment of slum areas, and to undertake such of the aforesaid  
7 activities as may be suitably employed to achieve the objectives of such workable  
8 program in the URP area.

9 **NOW THEREFORE, BE IT RESOLVED**, that the Fulton County Board of  
10 Commissioners desires to amend the boundaries of the original Fulton Industrial  
11 Boulevard Redevelopment Area to encompass the area and tax parcels set forth in  
12 Appendix A and Appendix B of the Fulton Industrial District Urban Redevelopment Plan,  
13 attached hereto and incorporated by reference.

14 **BE IT FURTHER RESOLVED**, pursuant to the authority granted in the Georgia  
15 Urban Redevelopment Law, O.C.G.A. § 36-61-1 *et seq.*, the Fulton County Board of  
16 Commissioners hereby amends the Fulton Industrial Boulevard Redevelopment area  
17 boundary such that it is designated on the Fulton Industrial Boulevard Redevelopment  
18 Area map.

19 **BE IT FURTHER RESOLVED**, that the Fulton Industrial Boulevard Urban  
20 Redevelopment Plan, in accordance with O.C.G.A. § 36-61-2(24) conforms to the general  
21 plan for the County as a whole and is sufficiently complete to indicate such land  
22 acquisition, demolition, and removal of structures, redevelopment, improvements, and  
23 rehabilitation as may be proposed to be carried out in the urban redevelopment area;

1 zoning and planning changes, if any; land uses; maximum densities; building  
2 requirements; and the plan's relationship to definite local objectives respecting  
3 appropriate land uses, improved traffic, public transportation, public utilities, recreational  
4 and community facilities, and other public improvements.

5 **BE IT FURTHER RESOLVED**, that Fulton County will act as its own  
6 redevelopment agency.

7 **BE IT FURTHER RESOLVED**, that this Resolution shall become effective when  
8 adopted and that all resolutions and parts of resolutions in conflict with the Resolution are  
9 hereby repealed to the extent of the conflict.

10 **SO PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,  
11 Georgia this \_\_\_ day of August, 2022.

12 **FULTON COUNTY BOARD OF**  
13 **COMMISSIONERS**  
14

15  
16 \_\_\_\_\_  
17 Robert L. Pitts, Chairman  
18

19 **ATTEST:**  
20

21 \_\_\_\_\_  
22  
23 Tonya R. Grier  
24 Clerk to the Commission  
25

26 **APPROVED AS TO FORM:**  
27

28 \_\_\_\_\_  
29 Y. Soo Jo  
30 County Attorney