

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 17th day of August, 2022.

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

15 

16 Robert L. Pitts, Chairman
17

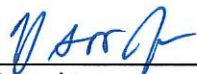
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19 **ATTEST:**

20 

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



26 **APPROVED AS TO FORM:**
27

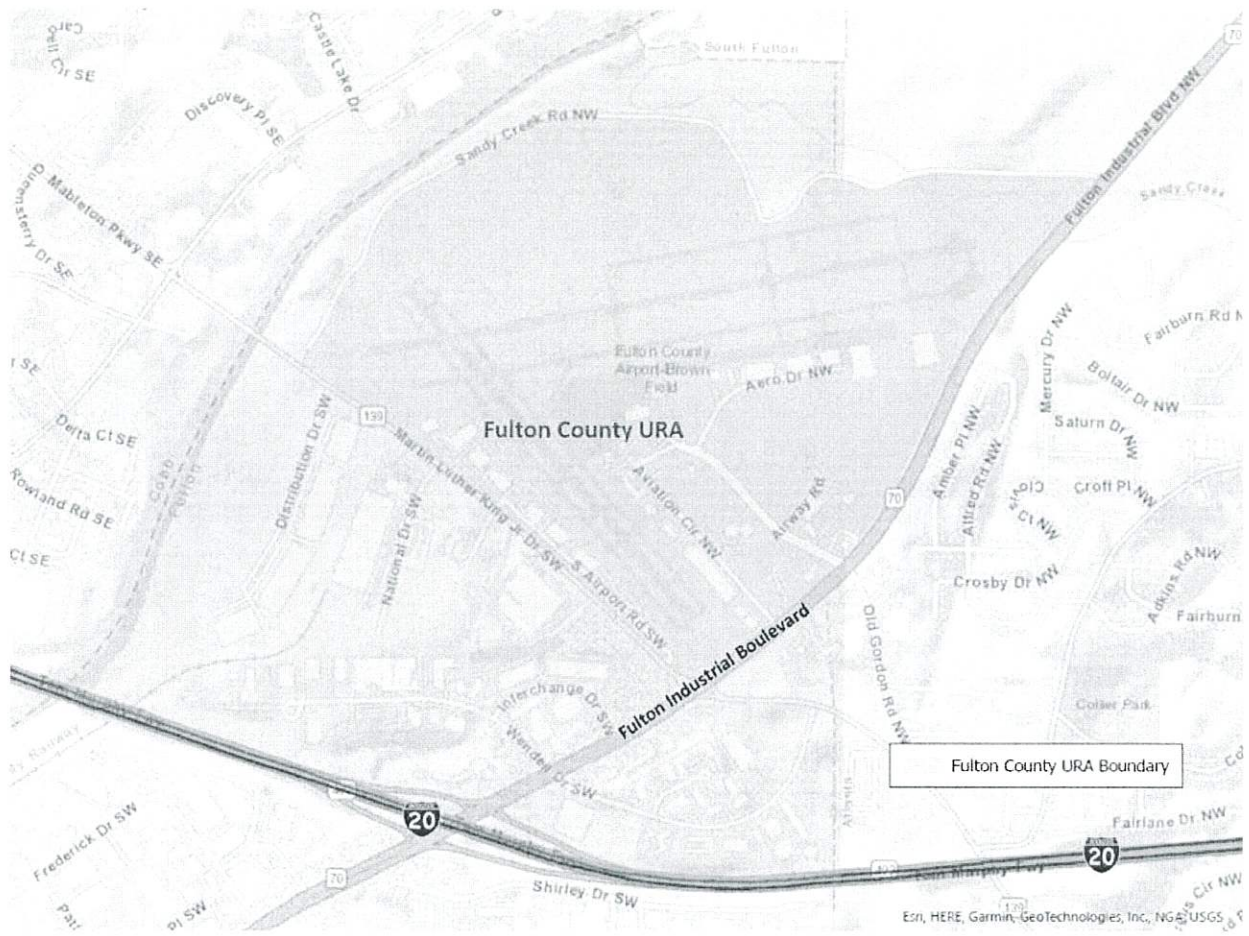
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29 Y. Soo Jo
30 County Attorney
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Appendix A: Map of Proposed URA

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

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.