



# Fulton County

## Legislation Details (With Text)

**File #:** 22-0395      **Version:** 1      **Name:**  
**Type:** Public Hearings      **Status:** Agenda Ready  
**File created:** 5/20/2022      **In control:** Board of Commissioners  
**On agenda:** 6/1/2022      **Final action:** 6/1/2022  
**Title:** 2022Z -0001 SFC, 2022VC-0001 SFC, 4143 Fulton Industrial Boulevard (SR 70) (APPROVED CONDITIONAL)

Public Works Dept. Recommendation: Approval Conditional  
CZB Recommendation: Approval Conditional  
CLUP: Consistent

Application by Nathan V. Hendricks III for White Coat, LLC seeks rezoning from M-2 (Heavy Industrial) to C-2 (Commercial) of property located at 4143 Fulton Industrial Boulevard to accommodate an urgent care facility. The 0.44-acre property is currently developed with an 1,800 square foot building and parking lot. The applicant intends to renovate the existing building for occupational medical use as an urgent care facility focused on providing service to area workers. In addition, the applicant also requests a concurrent variance as follows:  
Reduce the 5-foot landscape strip to 0 feet to allow existing encroachments along the southwest property line to remain. (Article 4.23.1)

The subject site has 94 feet of frontage along the northwest side of Martin Luther King Jr. Drive and is located within Land Lot 23, District 14F, Fulton County, Georgia.

### PUBLIC HEARING CONDUCTED

3 SPEAKERS: Amy Bledsoe (Staff); Nathan "Pete" V. Hendricks (Applicant) & Brent Harris (White Coat, LLC Representative)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Exhibit A - 2022Z-001 SFC 2022VC-001 SFC

Date	Ver.	Action By	Action	Result
6/1/2022	1	Board of Commissioners	approve	Pass

## Department

Public Works

### Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

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### Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Article 28 of the Fulton County Zoning Resolution and the Georgia Zoning Procedures Law require the Board of Commissioners to hold a public hearing and take action on land use petitions before them for consideration.

### Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Infrastructure and Economic Development

### Commission Districts Affected

- All Districts ☐
- District 1 ☐
- District 2 ☐
- District 3 ☐
- District 4 ☐
- District 5 ☐
- District 6 ☒

### Is this a purchasing item?

No

### Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

**Scope of Work:** The request of the rezoning of the property at 4143 Fulton Industrial Boulevard is need to accommodate a planned urgent care center at this address. The complete zoning report is attached as Exhibit A.

**Community Impact:** A vacant building will be renovated, and additional landscaping will visually improve the area.

**Department Recommendation:** The Department of Public Works recommends approval of the rezoning request.

**Project Implications:** The proposed new development will replace a blighted, vacant building.

**Community Issues/Concerns:** No issues or concerns have been expressed by the community.

**Department Issues/Concerns:** No issues or concerns.