

01-0-1507

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-58/Z-00-43
8-13-01

AN ORDINANCE TO AMEND ORDINANCE Z-00-43,
ADOPTED BY CITY COUNCIL OCTOBER 16, 2000 AND
APPROVED BY OPERATION OF LAW OCTOBER 25, 2000
REZONING FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT
TO THE RG-4-C (RESIDENTIAL-GENERAL-SECTOR 4-
CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 747
RALPH MCGILL BOULEVARD, N.E. FOR THE PURPOSE OF
APPROVING A REVISED SITE PLAN.
OWNER: BLUE CIRCLE, INC.
APPLICANT: SOUTHEAST CAPITAL PARTNERS, INC.
NPU-M COUNCIL DISTRICT 2

BE IT ORDAINED BY THE CITY COUNCIL OF ATLANTA, GEORGIA, as follows:

SECTION 1. That Ordinance Z-00-43, adopted by the City Council on October 16, 2000 and approved by Operation of Law October 25, 2000 rezoning from the I-2 (Heavy Industrial) District to the RG-4-C (Residential-General Sector 4-Conditional) District, property located at **747 Ralph McGill Boulevard, N.E.**, more particularly described by the attached legal description, is hereby amended by deleting the currently approved conditional site plan and substituting therefore a new site plan entitled "Concept Plan, Blue Circle Residences, Atlanta, Georgia" prepared by Lessard Architectural Group, Inc., dated September 20, 2001 and marked received by the Bureau of Planning September 28, 2001.

SECTION 2. That the applicant (Southeastern Capital Partners, Inc.) agrees that it will install and put into operation a pedestrian means of access by virtue of a walk from this site to Ralph McGill Boulevard which may mean the installation of a pedestrian walk and stairs in order to accommodate the topography at the location selected for said walk.

SECTION 3. That all other conditions governing the development of this property shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

OMC – Amendment Incorporated by tcp 11/15/01

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

NOV 05, 2001

NOV 14, 2001

EXHIBIT A

BEING THAT PARCEL OF LAND LYING IN LAND LOT 18 OF THE 14TH CIVIL DISTRICT OF FULTON COUNTY, ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (NEW) SAID PIN BEING IN THE EASTERLY MARGIN OF ENSLEY STREET AT THE INTERSECTION OF RALPH MCGILL BOULEVARD; THENCE, ALONG THE MARGIN OF RALPH MCGILL BOULEVARD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 540.20', A LENGTH OF 276.24, AND A CHORD OF N52°30'22"E 273.24' TO AN IRON PIN (NEW); THENCE, N67°09'53"E 164.97' TO AN IRON PIN (NEW); THENCE, LEAVING RALPH MCGILL BOULEVARD FOR THE FOLLOWING THREE CALLS:

- S22°50'07"E 60.00' TO AN IRON PIN (NEW)
- N67°09'53"E 125.00' TO AN IRON PIN (NEW)
- N22°50'07"W 60.00' TO AN IRON PIN (NEW)

IN THE MARGIN OF RALPH MCGILL BOULEVARD.

THENCE, N67°09'53"E 50.00' TO A R/R SPIKE (OLD) IN THE WESTERLY MARGIN OF THE SOUTHERN RAILWAY RIGHT OF WAY; THENCE, FOLLOWING SAID RAILWAY RIGHT OF WAY AS FOLLOWS S43°40'08"E 87.13' TO AN IRON PIN (NEW); WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1060.12' A LENGTH OF 159.36' AND A CHORD OF S39°27'51"E 159.21' TO AN IRON PIN (NEW); WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1520.02' A LENGTH OF 319.89' AND A CHORD OF S29°13'56"E 319.30' TO AN IRON PIN (NEW); THENCE, LEAVING SAID RAILWAY RIGHT OF WAY AS FOLLOWS:

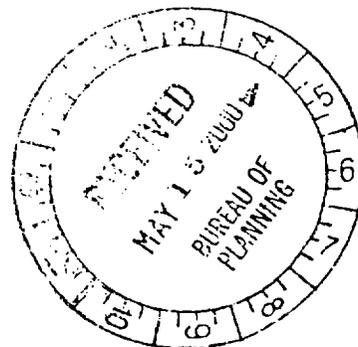
- N88°33'22"W 259.55' TO AN IRON PIN (NEW)
- S76°03'18"W 155.95' TO AN IRON PIN (NEW)
- S62°05'40"W 206.90' TO AN IRON PIN (NEW)
- N74°20'26"W 63.13' TO AN IRON PIN (NEW)

IN THE EASTERLY MARGIN OF ENSLEY STREET.

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 96.99' A LENGTH OF 74.80' AND A CHORD OF N52°15'49"W 72.96' TO AN IRON PIN (NEW); THENCE, N30°11'15"W 268.98' TO THE POINT OF BEGINNING AND CONTAINING 6.399 ACRES.

2-01-58/CDP-00-16

2-00-43



RCS# 3254
11/05/01
7:07 PM

Atlanta City Council

Regular Session

01-O-1507 Z-01-58/Z-00-43; 747 Ralph McGill Blvd.
 N.E. (M-2); Site Plan Amendment
 ADOPT/SUB/AMEND

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

01-O-1507

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(Do Not Write Above This Line)

AN ORDINANCE Z-01-58/Z-00-43
 BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-00-43, ADOPTED BY THE CITY COUNCIL OCTOBER 16, 2000 AND APPROVED BY OPERATION OF LAW OCTOBER 25, 2000, REZONING FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT TO THE RG-4-C (RESIDENTIAL-GENERAL-SECTOR 4-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 747 RALPH MCGILL BOULEVARD, N.E. FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN.
 OWNER: BLUE CIRCLE, INC.
 APPLICANT: SOUTHEAST CAPITAL PARTNERS, INC.
 NPU-M COUNCIL DISTRICT 2

ADOPTED BY
 NOV 05 2001
 COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 9/17/01
 Referred To: ZPB & Zoning

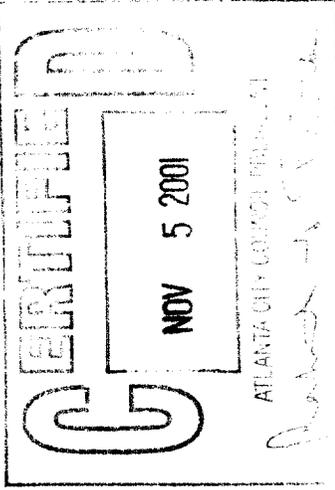
Committee *Committee of the Whole*
 Date *9-17-01*
 Chair *John Sporn*

Committee *ZONING*
 Date *10-30-01*
 Chair *John M Sporn*
 Actions
 Fav, Adv, Held (see rev. side)
 Others
ON Substitute As Amended
J. E. McFarlane
Clay Muller
Chris Adams

Committee _____
 Date _____
 Chair _____
 Actions
 Fav, Adv, Held (see rev. side)
 Others _____
 Members _____
 Refer To _____

COUNCIL ACTION
 2nd
 1st & 2nd
 3rd
 Readings
 Consent
 V Vote
 RC Vote

CERTIFIED



CERTIFIED
 NOV 05 2001

Janice
 DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

NOV 14 2001

BY *City Council*