

City Council
Atlanta, Georgia

02-0-1990

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-81
12-5-02

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

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **340 Armour Drive, N.E.** be changed from the **I-1 (Light Industrial)** District, to the **I-2-C (Heavy Industrial-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **58** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

CONDITION TO Z-02-81

I-2 DISTRICT

340 ARMOUR DRIVE

1. This zoning is conditioned upon a site plan prepared by Alex Munoz & Associates, Inc. dated September 16, 2002 entitled "Allied Readymix Inc. Batch Plant" and stamped received by the Bureau of Planning.
2. Permitted uses for this property shall be limited to: 1) a concrete batch plant with a special use permit; and 2) permitted principal uses and structures allowed in I-1 districts.

2/12/03
asv

LEGAL DESCRIPTION
ALLIED READYMIX LEASE AREA
TRACT THREE

All that tract or parcel lying and being in Land Lot 58 of the 17th District, Fulton County, Georgia and being more particularly described as follows: Commencing at a R.R. IRON FOUND at the common corner of Land Lot 57, 58, 102 and 103; thence North 03°41'13" East, along the westerly line of Land Lot 58, a distance of 505.68 feet to a 1/2" rebar set; thence continuing northerly along the westerly line of Land Lot 58 North 03°41'13" East, a distance of 141.24 feet to a 1/2" rebar being set on the southeasterly right of way of CSX Transportation Railroad, said rebar set 100 feet southeasterly and perpendicular to the centerline of the mainline railroad track; thence northeasterly along the railroad right of way the following four calls; North 69°50'29" East, a distance of 174.99 feet to the point of curve of a non tangent curve to the right having a radius of 13,230.40 feet, thence Easterly along the arc, said arc being subtended by a chord distance of 190.90 feet and chord bearing of North 70°06'24" East a distance of 190.91 feet, thence North 71°21'31" East, a distance of 141.50 feet to the point of curve of a non tangent curve to the right, having a radius of 1,403.90 feet, thence Easterly along the arc, said arc being subtended by a chord distance of 243.72 feet and chord bearing of North 76°15'01" East a distance of 244.03 feet to a 1/2" rebar set and the POINT OF BEGINNING; thence continuing easterly along the curve of the railroad right of way, said curve being subtended by a chord distance of 64.86 feet and chord bearing of North 82°33'13" East a distance of 64.86 feet to a 1/2" rebar set; thence departing said railroad right of way South 66°44'14" West, a distance of 45.64 feet; thence South 62°36'14" West, a distance of 50.00 feet; thence South 57°03'14" West, a distance of 50.00 feet; thence South 52°19'14" West, a distance of 50.00 feet; thence South 48°07'14" West, a distance of 50.00 feet; thence South 43°23'14" West, a distance of 50.00 feet; thence South 36°18'14" West, a distance of 50.00 feet; thence South 33°32'14" West, a distance of 50.00 feet; thence South 34°42'14" West, a distance of 50.00 feet; thence South 37°34'14" West, a distance of 50.00 feet; thence South 39°51'14" West, a distance of 50.00 feet; thence South 45°49'14" West, a distance of 50.00 feet; thence South 50°42'14" West, a distance of 50.00 feet; thence South 51°08'14" West, a distance of 200.00 feet to a 1/2" rebar set; thence South 38°53'46" East, a distance of 321.50 feet to a 3/4" open top pipe found on the northwesterly right of way of Armour Drive; thence South 34°31'18" West, along the northwesterly right of way of Armour Drive a distance of 70.63 feet to a 1/2" rebar set; thence departing the northwesterly right of way of Armour Drive North 85°39'05" West, a distance of 214.16 feet to a point of curve to the right having a radius of 110.00 feet, thence Northwesterly along the arc, said arc being subtended by a chord distance of 154.66 feet and chord bearing of North 40°58'56" East a distance of 171.52 feet; thence North 03°41'13" East, a distance of 357.40 feet; thence continue Northerly along said line, a distance of 100.80 feet to a 1/2" rebar set; thence North 71°34'54" East, a distance of 281.58 feet to a 1/2" rebar set at the point of curve of a non tangent curve to the left having a radius of 124.53 feet, thence Easterly along the arc, said arc being subtended by a chord distance of 157.61 feet and chord bearing of North 66°26'29" East a distance of 170.65 feet to a 1/2" rebar set; thence North 65°47'58" East, a distance of 291.24 feet to the POINT OF BEGINNING.

Containing 205,860 square feet or 4.7259 acres, more or less. Being the same as shown on a plat by Patterson and Smith, Inc. entitled Lease Survey for Allied Readymix and dated July 9, 2002, bearing the seal of John C. Blount, Georgia Registered Land Surveyor Number 2887.

Z-02-81

02-0-1990

(Do Not Write Above This Line)

AN ORDINANCE Z-02-81
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE I-2 (HEAVY INDUSTRIAL) DISTRICT, PROPERTY LOCATED AT 340 ARMOUR DRIVE, N.E., FRONTING 70.63 FEET ON THE NORTHWESTERLY SIDE OF ARMOUR DRIVE BEGINNING APPROXIMATELY 706.53 FEET NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY FROM THE NORTHWEST CORNER OF ARMOUR CIRCLE.

DEPTH: VARIES; AREA: 4.7259 ACRES; LAND LOT 58, 17th DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: KEY INVESTMENTS, INC.
APPLICANT: RMC ALLIED READYMIX, INC.

BY: SHARON A. GAY
NPU-E COUNCIL DISTRICT 7

Advised Feb. 17, 2003

Substitute As Amended

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

Date Referred 11/18/02

Referred To: ZRB + Zoning

First Reading

Committee ZONING
Date Nov. 13, 2002
Chair Robin Stone

Committee ZONING
Date Jan. 15, 2003
Chair _____

Actions: Hold (see rev. side)
Other: _____

Members _____

Refer To _____

Committee _____
Date _____
Chair _____

Committee _____
Date _____
Chair _____

Actions: _____
Fav, Adv, Held (see rev. side) _____
Other: _____

Members _____

Refer To _____

Committee ZONING
Date FEB. 17, 2003
Chair _____

Actions: Hold (see rev. side)
Other: AS AMENDED ON SUBMITTERS

Sharon Gay
Robin Stone

Refer To _____

COUNCIL ACTION

2nd 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
FEB 17 2003
ATLANTA CITY COUNCIL PRESIDENT
Catherine W. Woodard

CERTIFIED
FEB 17 2003
Rachel Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION