

City Council
Atlanta, Georgia

02-0-1991

AN ORDINANCE
BY: ZONING COMMITTEE

U-02-27
9-17-02

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

SECTION 1. Under the provisions of Section 16-17.005(1)(e) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Concrete Mix Plant** is hereby approved. Said use is granted to **RMC Allied Readymix, Inc.** and is to be located at **340 Armour Drive, N.E.** to wit:

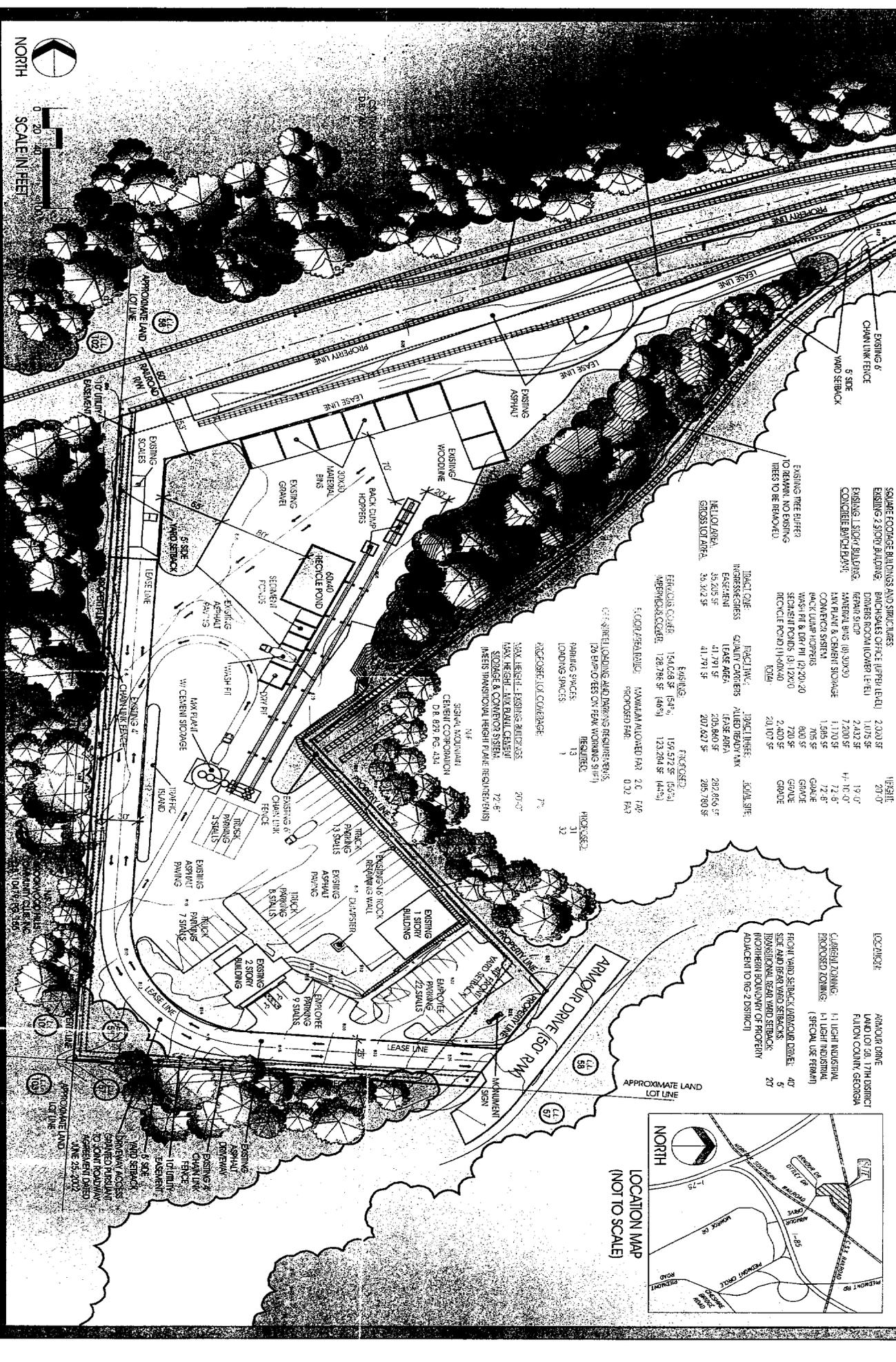
ALL THAT TRACT or parcel of land lying and being in Land Lot **58** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for U-02-27

1. Site plan entitled "Allied Readmix Inc. Batch Plant" prepared by Alex Munoz and Associates, Inc., dated September 16, 2002 and marked received by the Bureau of Planning September 17, 2002.



APPROXIMATE LAND LOT LINE

SQUARE FOOTAGE, BUILDINGS AND STRUCTURES

EXISTING 2 STORY BUILDING	2,300 SF	HEIGHT	20'-0"
EXISTING 1 STORY BUILDING	1,075 SF		
CONCRETE BATCH PLANT	2,435 SF		
EXISTING 1 STORY BUILDING	7,200 SF		
EXISTING 1 STORY BUILDING	1,170 SF		
EXISTING 1 STORY BUILDING	1,985 SF		
EXISTING 1 STORY BUILDING	705 SF		
EXISTING 1 STORY BUILDING	860 SF		
EXISTING 1 STORY BUILDING	720 SF		
EXISTING 1 STORY BUILDING	2,400 SF		
EXISTING 1 STORY BUILDING	20,100 SF		

TRACT ONE

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

TRACT TWO

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

TRACT THREE

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

TRACT FOUR

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

TRACT FIVE

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

TRACT SIX

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

TRACT SEVEN

INVESTMENT	154,028 SF (54%)	PROPOSED	159,572 SF (55%)
LEASE AREA	205,860 SF		282,866 SF
LEASE AREA	41,791 SF		72,876 SF
LEASE AREA	207,627 SF		285,780 SF

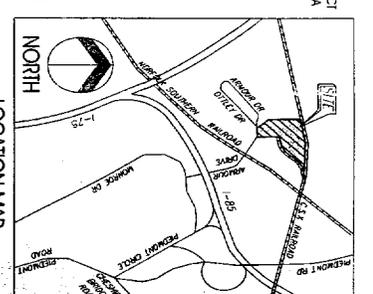
SK-1 - CONCEPTUAL SITE PLAN

ALLIED READYMIX INC. BATCH PLANT

SEPTEMBER 16, 2002

ARMOUR DRIVE
LAND LOT 58, 17TH DISTRICT
FULTON COUNTY, GEORGIA

LOCATION
ARMOUR DRIVE
LAND LOT 58, 17TH DISTRICT
FULTON COUNTY, GEORGIA



ALEX MINOZ & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 9185

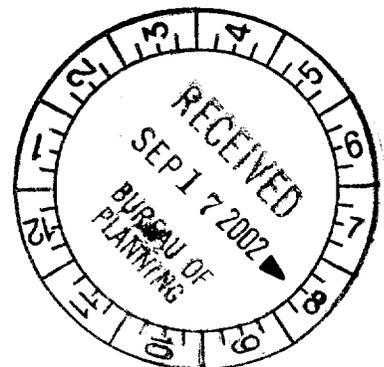
4-02-27

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.

U-02-27



02-0-1991

(Do Not Write Above This Line)

AN ORDINANCE U-02-27
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CONCRETE MIX PLANT (SECTION 16-17.005(1)(e), 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 INVESTMENT, INC.
APPLICANT: RMC ALLIED READYMIX, INC.

BY: SHARON A. GAY
NPUE COUNCIL DISTRICT 7

FILED BY
CITY COUNCIL

FEB 17 2003

Substitute A 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 Debra N. Starns

Committee Zoning
Date Nov. 15, 2003
Chair

Actions: Held (see rev. side)
Other:
Members

Refer To

Committee Zoning
Date Feb. 12, 2003
Chair

Actions: Held (see rev. side)
Other: AS REFERRED
Members: Sharon A. Gay, Debra N. Starns, William H. Woodard, Henry H. Woodard, William H. Woodard

Refer To

Committee Zoning
Date Nov. 13, 2002
Chair Debra N. Starns

Committee

Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members

Refer To

Committee

Date
Chair
Actions: Fav, Adv, Held (see rev. side)
Other:
Members

Refer To

COUNCIL ACTION

- 2nd Reading
- 1st & 2nd
- 3rd
- Consent
- V Vote
- RC Vote

CERTIFIED

CERTIFIED
FEB 17 2003
Catherine W. Woodard
MUNICIPAL CLERK

CERTIFIED
FEB 17 2003
Sharon A. Gay
MUNICIPAL CLERK

MAYOR'S ACTION