



City Council
Atlanta, Georgia

04- 0 -0629

AN ORDINANCE -
BY: ZONING COMMITTEE

U-04-07
3-9-04

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

SECTION 1. Under the provisions of Section 16-06.005(1)(c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Church** is hereby approved. Said use is granted to **International Christian Fellowship, Inc.** and is to be located at **3050 Humphries Drive, S.E./461-481 School Drive, S.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **35** of the **14th** 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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

JUN 07, 2004
JUN 14, 2004



Conditions for U-04-07

Site plan entitled "A Proposed Site Plan for: The International Christian Fellowship Community Life Center, 3076 Humphries Dr., SE, Land Lot 35, District 14, Atlanta, Ga. 30354, Fulton County" prepared by Jarvis D. Middleton, Registered Engineer, dated March 8, 2004 and marked received by the Bureau of Planning, March 9, 2004.

110011

STATE OF GEORGIA,

COUNTY OF FULTON

THIS INDENTURE. Made the 17th day of April, in the year one thousand nine hundred and seventy

FRED C. LANCE

of the County of Fulton, first part, hereinafter called Grantor, and

HELEN G. BUICE

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 35 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a nail and cap at the intersection formed by the easterly side of Humphreys Drive, same having a 60 foot right of way, and the southerly side of School Drive, same having a 40 foot right of way and running thence easterly along the southerly side of School Drive, 400 feet to an iron pin found; thence southerly along a line forming an interior angle of 96 degrees 00 minutes, 200 feet to an iron pin found; thence westerly along a line forming an interior angle of 83 degrees 55 minutes with the line last run, 200 feet to an iron pin found; thence northerly along a line forming an interior angle of 93 degrees 25 minutes with the line last run, 100 feet to an iron pin; thence westerly along a line forming an interior angle of 266 degrees 35 minutes with the line last run, 200 feet to the easterly side of Humphreys Drive; thence northerly along the easterly side of Humphreys Drive and following the slight curvature thereof, 100 feet to the point of beginning, as more fully shown on a survey for James R. Buice, made by Eston Pendley, Registered Land Surveyor, dated March 31, 1970.

GEORGIA, Fulton County, Clerk's Office Superior Court

Filed for Record 20 day of April 1970 at 8:34 o'clock A.M. Recorded April 20 1970

J.W. Simmons Clerk

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Fulton County, Georgia

Real Estate Transfer Tax

Paid \$ 11.50

Date April 20 1970

J.W. Simmons Clerk of Superior Court by Dracoley, Deputy Clerk

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

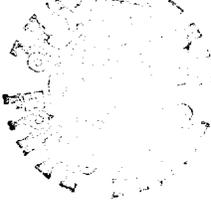
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

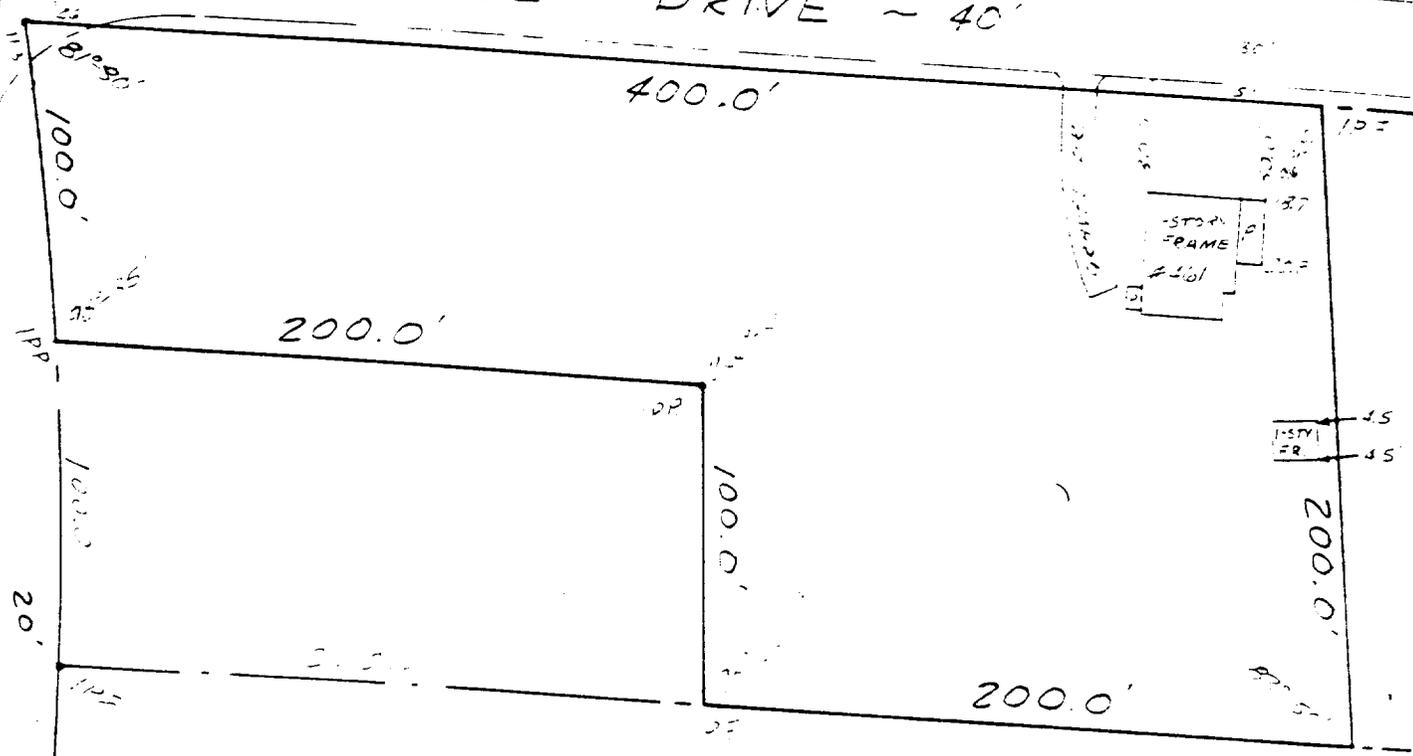
FRED C. LANCE (Seal)

596



HUMPHREYS DRIVE ~ 60' 20'

SCHOOL DRIVE ~ 40'



U-04-07
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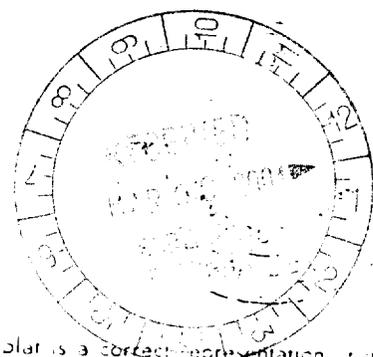
U-04-07

Survey for
AMES R. BUICE
id

property at 461 School Drive, S. E. Atlanta

id lot 35, 14th. District, Fulton County, Georgia

re: 3-31-70 Scale 1" = 60'



I hereby certify that this plat is a correct representation of the land described and has been prepared in conformity with the minimum standards and requirements of law.

BY: **ESTON PENDLEY**
REGISTERED LAND SURVEYOR # 945

Eston Pendley
MEMBER GA ASSN REG. LAND SURVEYORS

SKED
396

WARRANTY DEED

(Box 1008-2)

CLYDE CASTLEBERRY CO., COVINGTON, GA.

State of Georgia, FULTON County

THIS INDENTURE, Made this 5 day of November in the year of our Lord One Thousand Nine Hundred and Ninety between

Joseph Warner Hornsby, as Administrator of Estate of Ben T. Burton, Deceased of the County of Fulton and State of Georgia of the first part, and

JOSEPH WARNER HORNSBY of the County of Fulton and State of Georgia of the second part:

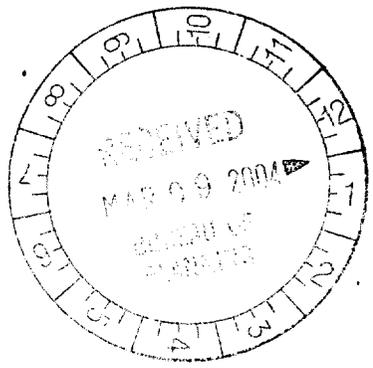
WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable considerations..... Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said party of the second part himself, his heirs and assigns, all the following described property, to wit:

All that tract of land being in Land Lot 35 of the 14th District of Fulton County, Georgia. Fronting 305 feet on the South side of School Drive, thence South 139 feet, thence East 155 feet, thence Northeasterly 289 feet to the South side of School Drive. Levied on as the property of Buster Burton to satisfy Fi. Fa. in favor of the State of Georgia and County of Fulton and against said tract of land and against said Buster Burton for State and County taxes for the years 1941, 1942, 1943, 1944, 1945, 1946, 1947. Sold for the benefit of Ben T. Burton, T. Z. Suttles, Tax Collector, Fulton County, Georgia, and ex-officio sheriff. For further description of said property see Book Fi. Fa. Book 1645 Pages 6,8 recorded in the Superior Court of Fulton County records on July 26, 1948.

For further reference, see Probate Court of Fulton County for proceedings whereby Joseph Warner Hornsby filed his application for no administration necessary as the heir to the estate of his deceased uncle, Ben T. Burton, who died March 2, 1985 as a resident of Fulton County.

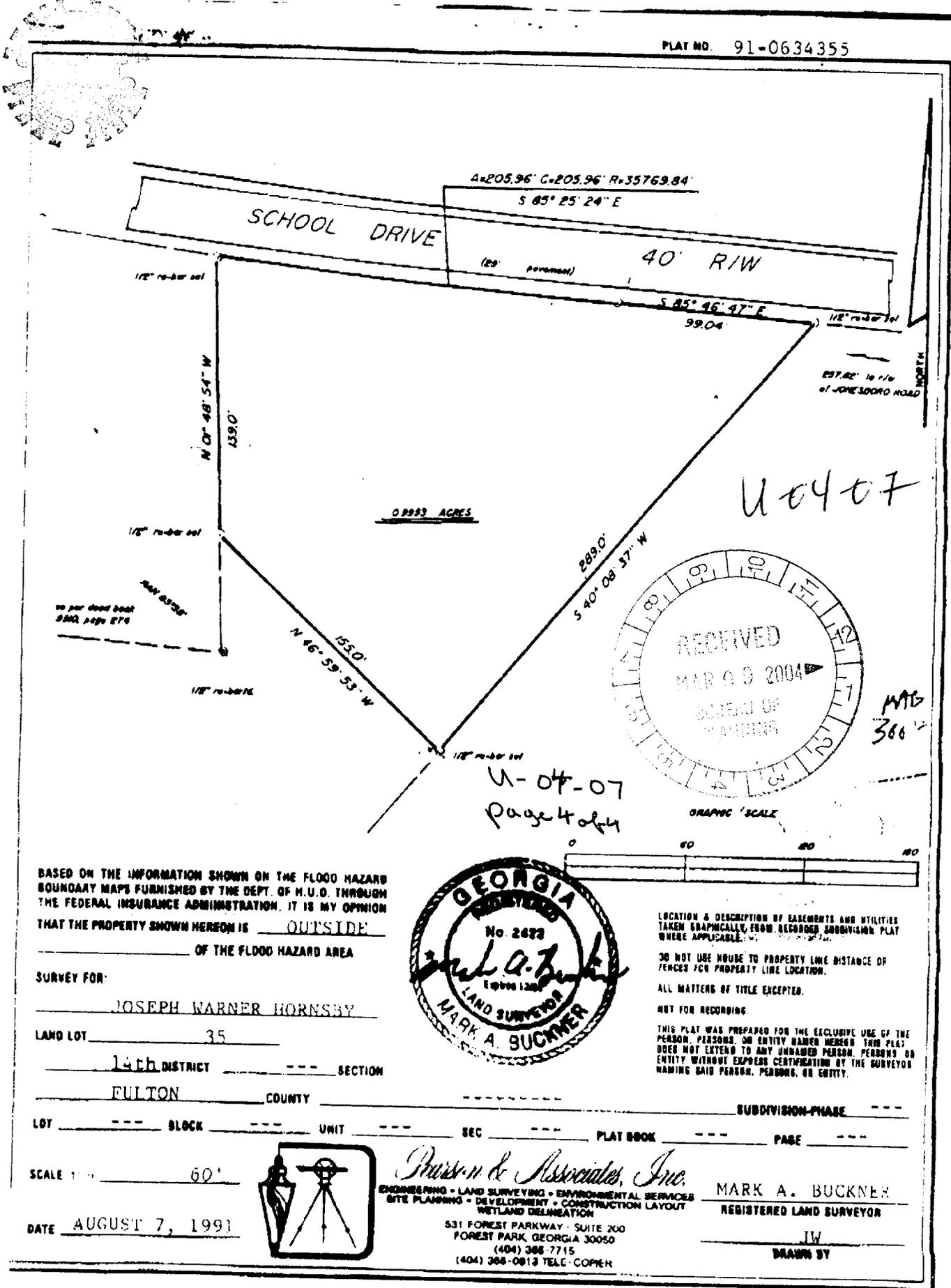
U-04-07

U-04-07
Page 3 of 4

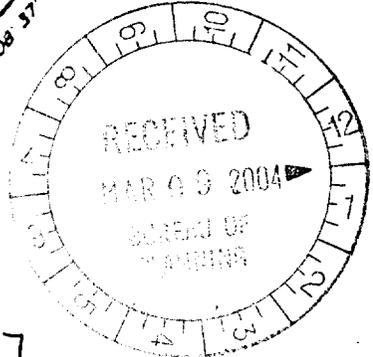


SHARPE 2/8/04

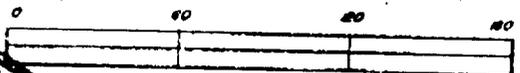
PLAT NO. 91-0634355



U-04-07



U-04-07
page 4 of 4



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

SURVEY FOR: JOSEPH WARNER HORNSBY

LAND LOT 35
14th DISTRICT --- SECTION
FULTON COUNTY



LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.
DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OF FENCES FOR PROPERTY LINE LOCATION.
ALL MATTERS OF TITLE EXCEPTED.
NOT FOR RECORDING.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

LOT --- BLOCK --- UNIT --- SEC --- PLAT BOOK --- SUBDIVISION PHASE --- PAGE ---

SCALE 1" = 60'

DATE AUGUST 7, 1991



Thursin & Associates, Inc.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
WETLAND DELINEATION
531 FOREST PARKWAY • SUITE 200
FOREST PARK, GEORGIA 30050
(404) 366-7715
(404) 366-0813 TELE-COPPER

MARK A. BUCKNER
REGISTERED LAND SURVEYOR
JW
DRAWN BY

TICF
3/6/04

APPENDIX A
SPECIAL USE APPLICATION

SHEET 1 OF 1

RCS# 5791
6/07/04
3:09 PM

Atlanta City Council

Regular Session

MULTIPLE

04-O-0624/Z-04-26, 04-O-0495/Z-04-31,
04-O-0361/U-04-06, 04-O-0629/U-04-07
ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 1

E Smith	Y Winslow	Y Shook	Y Martin	Y Mitchell
B Starnes	Y Archibong	Y Muller	Y Maddox	Y Norwood
Y Young	Y Fauver	Y Moore	NV Mosley	Y Willis

MULTIPLE

04-0-0629

(Do Not Write Above This Line)

AN ORDINANCE U-04-07
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL
USE PERMIT FOR A CHURCH
(SECTION 16-06.005(1)(c), PROPERTY
LOCATED AT 3050 HUMPHRIES DRIVE,
S.E./461-481 SCHOOL DRIVE, S.E.
FRONTING 100 FEET ON THE EAST
SIDE OF HUMPHRIES DRIVE
BEGINNING AT THE SOUTHEAST
CORNER OF SCHOOL DRIVE.
DEPTH: APPROXIMATELY 730 FEET;
AREA: APPROXIMATELY 2.37 ACRES;
LAND LOT 35, 14TH DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: INTERNATIONAL CHRISTIAN
FELLOWSHIP, INC.
APPLICANT: WILLIAM B. HARRIS
NPU-Z COUNCIL DISTRICT 12

ADOPTED BY

JUN 07 2004

COUNCIL

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

Date Referred 4/19/2004
Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

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

Committee
Date
Chair

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 1st & 2nd 3rd
Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED

CERTIFIED

JUN 07 2004

Ronald D. ...
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
MAYOR
JUN 14 2004