

12-0-0612

(Do Not Write Above This Line)

AN ORDINANCE U-12-07
BY: ZONING COMMITTEE

An Ordinance granting a Special Use Permit pursuant to Section 16-06.005 (1) (b) for a DAY CARE CENTER located at 1740 and 1748 Donald Lee Hollowell Parkway, N.W., fronting approximately 120 feet on the south side of Donald Lee Hollowell Parkway and approximately 160 feet west of the intersection of Donald Lee Hollowell Parkway and South Evelyn Place. Depth: varies. Area: approximately 0.511 acres. Land Lot 143, 14th District, Fulton County, Georgia.
OWNER: RANDRIA SMITH-JONES
APPLICANT: BETTYE J. ARRINGTON NPU J
COUNCIL DISTRICT 3
ADVERSE BY CITY COUNCIL
ADVERSE BY CITY COUNCIL

JUN 18 2012

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

Date Referred 5/7/12
 Referred To: ZRB + Zoning
 Date Referred _____
 Referred To: _____
 Date Referred _____
 Referred To: _____

First Reading
 Committee Zoning
 Date May 20 2012
 Chair At 2012
 Referred To ZRB + Zoning

Zoning
 Date 5/5/2012
 Chair At 2012

Action
 Fav, Adv, Hold (see rev. side)
 Other

Members
[Signatures]

Refer To _____

Committee _____

Date _____

Chair _____

Action
 Fav, Adv, Hold (see rev. side)
 Other

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action
 Fav, Adv, Hold (see rev. side)
 Other

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action
 Fav, Adv, Hold (see rev. side)
 Other

Members _____

Refer To _____

- FINAL COUNCIL ACTION
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - DRC Vote

CERTIFIED

CERTIFIED
 JUN 18 2012

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED
 JUN 18 2012

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

RCS# 2083
6/18/12
4:44 PM

Atlanta City Council

12-O-0612

SUP FOR A DAY CARE CENTER AT 1740 & 1748
D. L. HOLLOWELL PKWY/U-12-07/NPU-J/CD-3
ADVERSE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

| | | | |
|-----------|-------------|-----------|-------------|
| NV Smith | Y Archibong | Y Moore | Y Bond |
| NV Hall | Y Wan | Y Martin | NV Watson |
| Y Young | Y Shook | Y Bottoms | Y Willis |
| Y Winslow | NV Adrean | Y Sheperd | NV Mitchell |

12-O-0612

Municipal Clerk
Atlanta, Georgia

12-0-0612

AN ORDINANCE
BY: ZONING COMMITTEE

U-12-07

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)(b)) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **DAY CARE CENTER**, is hereby granted. Said use is granted to **BETTYE J. ARRINGTON** and is to be located at **1740 and 1748 DONALD LEE HOLLOWELL PARKWAY, N.W.** to wit:

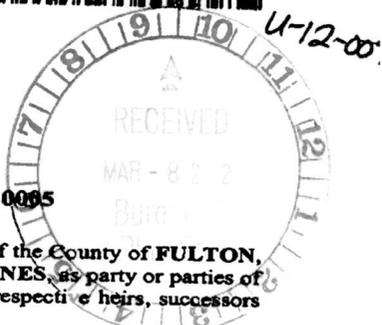
ALL THAT TRACT or parcel of land lying and being in Land Lot 143, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

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.

Deed Book 39014 Pg 268
Filed and Recorded Dec-13-2004 08:49am
2004-0387226
Real Estate Transfer Tax \$175.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

Return Recorded Document to:
Law Offices of Delisa Williams, P.C.
Attorney at Law
1718 Peachtree Street
Suite 592
Atlanta, GA 30309



WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

File #: 0410065

This Indenture made this 3rd day of December, 2004 between MICHELLE SMITH, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and STEVEN JONES, 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 AND 00/100'S (\$10.00) Dollars and other good and 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 145 OF THE 14TH DISTRICT OF, ORIGINALLY HENRY, NOW FULTON COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF BANKHEAD HIGHWAY (FORMERLY KNOWN AS MASON & TURNER'S FERRY ROAD) AT THE EAST SIDE OF A 16 FOOT ALLEY, WHICH POINT IS 176 FEET EAST OF THE INTERSECTION OF THE SOUTHERN SIDE OF BANKHEAD HIGHWAY WITH THE EASTERN SIDE OF SOUTH EVELYN PLACE; THENCE SOUTH ALONG THE EAST SIDE OF SAID ALLEY 170 FEET TO THE NORTH SIDE OF ANOTHER ALLEY; THENCE EASTERLY ALONG THE NORTHERN SIDE OF SAID SECOND MENTIONED ALLEY 120 FEET TO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED BY H.C. DUNN TO B.F. LEFFEW BY QUITCLAIM DEED DATED September 1, 1924 AND RECORDED IN DEED BOOK 692, PAGE 171, FULTON COUNTY RECORDS; THENCE NORTHERLY ALONG THE EAST LINE OF THE PROPERTY SO CONVEYED 176 FEET MORE OR LESS TO THE SOUTHERLY SIDE OF BANKHEAD HIGHWAY; THENCE WESTERLY ALONG THE SOUTHERN SIDE OF BANKHEAD HIGHWAY 120 FEET TO THE POINT OF BEGINNING; BEING LOTS 582, 581 AND PART OF LOT 580 IN BLOCK 30 OF THE FORTIFIED HILLS SUBDIVISION, A PLAT OF SAME BEING RECORDED IN PLAT BOOK 9, PAGE 161, FULTON COUNTY RECORDS; EXCEPTING HOWEVER, FROM THE PROPERTY HEREIN DESCRIBED, THAT PORTION OF SAME, IF ANY, WHICH NOW LIES WITHIN THE BOUNDS OF BANKHEAD HIGHWAY BY SEASON OF A ROAD DEED FROM R.F. DANIEL TO STATE HIGHWAY BOARD OF GEORGIA DATED November 27, 1940, AND RECORDED IN DEED BOOK 1779, PAGE 421, FULTON COUNTY RECORDS. THIS DEED IS EXECUTED AND DELIVERED SUBJECT TO RESTRICTIONS OF RECORD APPLICABLE TO THE ABOVE DESCRIBED PROPERTY, WHICH IS IMPROVED PROPERTY KNOWN AS NO. 1740 BANKHEAD HIGHWAY, N.W., ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE CITY OF ATLANTA, GEORGIA.

This Deed is given subject to all easements and restrictions of record, if any.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
[Signature]
Notary Public

[Signature] (Seal)
MICHELLE SMITH

_____ (Seal)

