

13-0 -0517

(Do Not Write Above This Line)

AN ORDINANCE U-82-21 (TR-12-004-A)

BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE 13-0-0112 (TR-12-004) AND U-82-21 AS ADOPTED BY THE CITY COUNCIL ON JULY 6, 1982 AND APPROVED BY THE MAYOR ON JULY 14, 1982 AND SUBSEQUENTLY TRANSFERRED PURSUANT TO ADOPTION BY THE CITY COUNCIL ON FEBRUARY 4, 2013 AND APPROVED BY THE MAYOR WITHOUT SIGNATURE BY OPERATION OF LAW ON FEBRUARY 19, 2013 FOR THE PURPOSES OF AMENDING THE NAME OF THE RECIPIENT OF THE TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 799 HUTCHENS ROAD, S.E. AND FOR OTHER PURPOSES.

ADOPTED BY

APR 15 2013

COUNCIL

- Consent Refer, Regular Report Refer, Advertise & Refer, 1st Adopt 2nd Read & Refer, Personal Paper Refer

Date Referred 3/18/13

Referred To: Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee Zoning, Date 3/12/13, Chair [Signature], Referred To [Signature]

Zoning Committee, Date 3/27/13, Chair [Signature], Action Fav, Adv, Hold, Other, Members [Signatures], Refer To

Committee, Date, Chair, Action Fav, Adv, Hold, Other, Members, Refer To

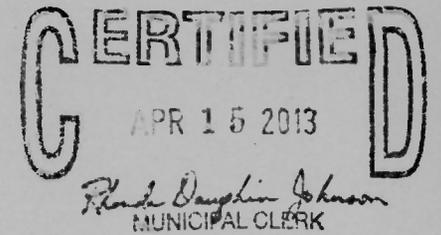
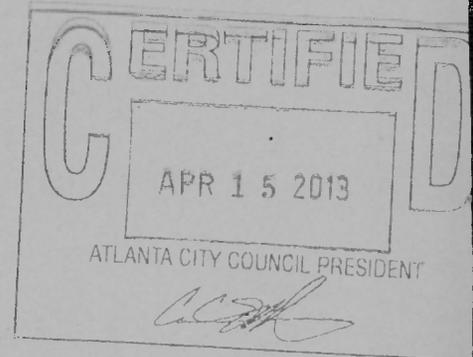
Committee, Date, Chair, Action Fav, Adv, Hold, Other, Members, Refer To

Committee, Date, Chair, Action Fav, Adv, Hold, Other, Members, Refer To

FINAL COUNCIL ACTION

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

CERTIFIED



MAYOR'S ACTION

APPROVED

APR 24 2013

WITHOUT SIGNATURE BY OPERATION OF LAW



City Council
Atlanta, Georgia

13-0-0517

U-82-21
(TR-12-004-A)

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE 13-O-0112 (TR-12-004) AND U-82-21 AS ADOPTED BY THE CITY COUNCIL ON JULY 6, 1982 AND APPROVED BY THE MAYOR ON JULY 14, 1982 AND SUBSEQUENTLY TRANSFERRED PURSUANT TO ADOPTION BY THE CITY COUNCIL ON FEBRUARY 4, 2013 AND APPROVED BY THE MAYOR WITHOUT SIGNATURE BY OPERATION OF LAW ON FEBRUARY 19, 2013 FOR THE PURPOSES OF AMENDING THE NAME OF THE RECIPIENT OF THE TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 799 HUTCHENS ROAD, S.E. AND FOR OTHER PURPOSES.

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

SECTION 1. That the transfer (i.e. change of grantee) of Special Use Permit granted by **ORDINANCE U-82-21** for a **DAY CARE CENTER**, property located at **799 HUTCHENS ROAD, S.E.** from **FRED AND CHRISTINE BAUGH** to **BENJAMIN SCOTT, SR.**, is hereby approved, under the provision of Section 16-25.002 (2), to wit:

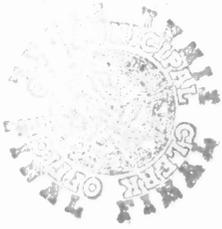
SECTION 2. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy.

Deputy Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

April 15, 2013
April 24, 2013



APPLICANT AFFIDAVIT

I swear and affirm that I am the owner/lessee of 799 Hutchens Road Atl. GA
(indicate address of subject property) which is the subject of the request for a transfer of a special
permit for U-8221 (permit number). I affirm that I am thoroughly familiar with and will
abide by the terms/conditions of the original permit.

Name of applicant Benjamin Scott, Sr.

Address 799 Hutchens Road

Atlanta City GA State 30354 Zip Code

Telephone number 4) 362-2337

NOTARIAL STATEMENT

PERSONALLY APPEARED BEFORE ME PERSON(S) OF
THE ABOVE NAME(S), WHO SWEAR THAT THE
INFORMATION CONTAINED IN THIS AFFIDAVIT IS
TRUE AND CORRECT TO THEIR BEST KNOWLEDGE
AND BELIEF.

[Signature]
Notary

2/25/13
Date

Notary Public Fulton County, Georgia
My Commission Expires December 2013



TR-12-004

OWNER STATEMENT

I swear and affirm that I am/was the owner of the property subject to the proposed special permit transfer. I hereby grant the transfer of special permit located at

799 Hutchens Road (Property Address) to Early Journey Child Development Center (applicant)

Gred + Christine Baugh
Name

133 Augusta Dr
Address

McDonough, Ga 30253
City State Zip Code

4-312-1044 / 678-289-9719
Telephone Number



Rec
2/25/13
BT

CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

APPLICATION TO TRANSFER SPECIAL PERMIT

The undersigned does hereby make application to transfer:

TR - ____ - ____

Special Use Permit

Special Exception Permit

Special Administrative Permit

To be completed by the new owner/operator of Special Permit:

Applicant: Benjamin Scott Sr. Phone Number: 4)362-2337

Email Address: earlyjourneycdc@gmail.com Fax Number: 4)

Address: 799 Hutchens Road

City: Atlanta State: GA Zip: 30354

New Business/Owner Name: Early Journey Child Development Center

To be completed by the current holder of Special Permit:

Name: Fred + Christine Baugh Phone Number: 4)312-1044

Email Address: _____ Fax Number: _____

Address: 133 Augusta Drive

City: McDonough State: GA Zip: 30253

Instructions:

- Special Permit Transfer applications are processed on an "as requested" basis and may take up to 45 (forty-five) business days for review by Staff and/or legislative process.
- Provide a copy of the original ordinance/approval for special permit.
- Complete Transfer Application Form.
- Complete Applicant Affidavit (see page 2).
- Complete previous owner affidavit or submit a letter from previous/current owner authorizing the transfer of Special Use Permit to the new applicant (see page 3).
- Submit completed application with notarized signatures.
- Application fee of \$200 due at the time of application submittal.

Benjamin Scott Sr.
678-283-2414

RCS# 2653
4/15/13
3:56 PM

Atlanta City Council

13-O-0517

AMEND ORDINANCE 13-O-0112 (TR-12-04) AND
U-82-21:TRANSFER OWNERSHIP:SUP DAYCARE
ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 1

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

13-O-0517



City Council
Atlanta, Georgia

13-0-0112

U-82-21
(TR-12-004)

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE U-82-21 AS ADOPTED BY THE CITY COUNCIL ON July 6, 1982 AND APPROVED BY THE MAYOR ON July 14, 1982 FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR PROPERTY LOCATED AT 799 HUTCHENS ROAD, S.E. AND FOR OTHER PURPOSES.

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

SECTION 1. That the transfer (i.e. change of grantee) of Special Use Permit granted by **ORDINANCE U-82-21** for a **DAY CARE CENTER**, property located at **799 HUTCHENS ROAD, S.E.** from *Fred and Christine Baugh* to *Michelle Coverson* is hereby approved, under the provision of Section 16-25.002 (2), to wit:

SECTION 2. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,



Deputy Municipal Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

February 04, 2013
February 13, 2013



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

APPLICATION TO TRANSFER SPECIAL PERMIT

TR - 12 - 004

The undersigned does hereby make application to transfer:

Special Use Permit Special Exception Permit Special Administrative Permit

To be completed by the new owner/operator of Special Permit:

Applicant: Michelle Coarsen Phone Number: 4) 604 8852
Email Address: Michelle.coarsen@ycdc.com Fax Number: 4) 752 7458
Address: 799 Hutchens Road
City: Atlanta State: GA Zip: 30354
New Business/Owner Name: Early Journey Child Development Center

To be completed by the current holder of Special Permit:

Name: Fred & Christine Pugh Phone Number: 4) 312-1044
Email Address: — Fax Number: —
Address: 133 Augusta Drive
City: McDonough State: GA Zip: 30253

Instructions:

- Special Permit Transfer applications are processed on an "as requested" basis and may take up to 45 (forty-five) business days for review by Staff and/or legislative process.
- Provide a copy of the original ordinance/approval for special permit.
- Complete Transfer Application Form.
- Complete Applicant Affidavit (see page 2).
- Complete previous owner affidavit or submit a letter from previous/current owner authorizing the transfer of Special Use Permit to the new applicant (see page 3).
- Submit completed application with notarized signatures.
- Application fee of \$200 due at the time of application submittal.

APPLICANT AFFIDAVIT

TR-12-004

I swear and affirm that I am the owner/lessee of 799 Hutchens Road, Atl. GA
(indicate address of subject property) which is the subject of the request for a transfer of a special
permit for U-82-21 (permit number) I affirm that I am thoroughly familiar with and will
abide by the terms/conditions of the original permit.

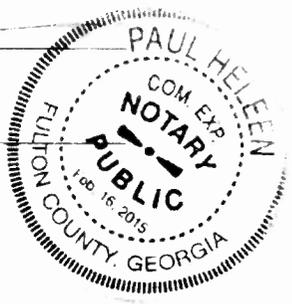
Name of applicant Sherika Michelle Covessa
Address 799 Hutchens Road
Atlanta GA 30354
City State Zip Code
Telephone number 41604 8852

NOTARIAL STATEMENT

PERSONALLY APPEARED BEFORE ME PERSON(S) OF
THE ABOVE NAME(S), WHO SWEAR THAT THE
INFORMATION CONTAINED IN THIS AFFIDAVIT IS
TRUE AND CORRECT TO THEIR BEST KNOWLEDGE
AND BELIEF:

[Signature]
Notary

12/17/12
Date



TR-12-004

OWNER STATEMENT

I swear and affirm that I am/was the owner of the property subject to the proposed special permit transfer. I hereby grant the transfer of special permit located at

799 Hutchens Road (Property Address) to Early Journey Child Development Center (Permit Application)

Med + Christine Baugh
Name

133 Augusta Dr
Address

MC Donough, Ga 30253
City State Zip Code

4-313-1044 / 678-289-9719
Telephone Number

TR-12-004



AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the City of Atlanta to inspect the premises, which are the subject of this special permit transfer application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Owner or Agent of Owner (Applicant)

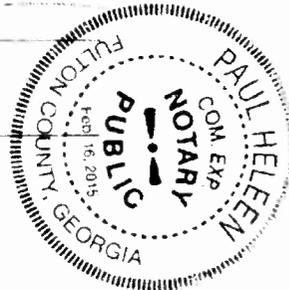
NOTARIAL STATEMENT

PERSONALLY APPEARED BEFORE ME PERSON(S) OF THE ABOVE NAME(S), WHO SWEAR THAT THE INFORMATION CONTAINED IN THIS AFFIDAVIT IS TRUE AND CORRECT TO THEIR BEST KNOWLEDGE AND BELIEF.

Notary

Date

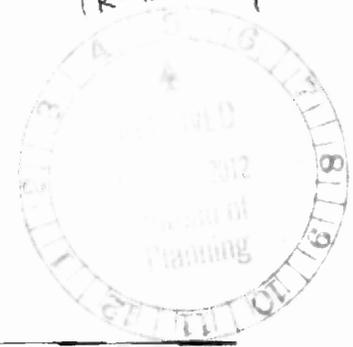
12/17/12



Oct. 23. 2012 12:35PM

No. 7862 P. 3
TR-12-004

Return Recorded Document to:
Brochstein & Bantley, P.C.
827 Fairways Court, Suite 100
Stockbridge, GA 30281



BB#: 21224887

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Henry

THIS INDENTURE, made the 19th day of October, 2012, between Fred Baugh, as party of the first part, hereinafter called Grantor, and Early Journey Child Development Center, Inc., as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" 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 DOLLARS (\$10.00)** 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 30 of the 14th District, Fulton County, Georgia, being lot 9 and part of Lot 8, Section No. 1, Poole Creek Hills Subdivision, as per plat recorded in Plat Book 60, page 12, Records of Fulton County, Georgia and being more particularly described as follows:

Beginning at the southeast corner of Hutchens Road and Katomarick Drive; running thence southeasterly along the southwesterly side of Hutchens Road a distance of 172.0 feet to an iron pin; running thence southwesterly a distance of 206.2 feet to an iron pin; running thence northwesterly a distance of 14.0 feet to an iron pin; running thence northwesterly a distance of 20.0 feet to an iron pin; running thence northwesterly a distance of 90.0 feet to an iron pin located on the easterly side of Katomarick Drive; running thence northerly along the easterly side of Katomarick Drive a distance of 200.0 feet to the point of beginning. Being improved property having a one-story brick house thereon and being more particularly shown on survey prepared by Eston Pendly & Assoc., Inc., dated May 2, 1975.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Sharon [Signature] Witness
[Signature] Notary Public
Albert G. Bantley, Notary Public, Fulton County, Georgia
Fred Baugh, Fred Baugh

SUBSTITUTE
AN ORDINANCE
BY: ZONING COMMITTEE

U-82- 21
DATE FILED 6/29/82

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

SECTION 1. Under the provisions of Chapter 25, Section 16-25.001,
of the 1982 Zoning Ordinance of the City of Atlanta, a Special Use Permit for
DAY CARE CENTER to be located
at 799 HUTCHENS ROAD, S.E.

is hereby granted to Fred A. Christine Baugh
for that tract or parcel of land lying and being in Land Lot 30 of the 14th
District, Fulton County, Georgia, being more particularly described
as follows:

SEE ATTACHMENTS



SECTION 2. This amendment is approved under the provisions of
Section 16-25.002 entitled "Special permits, general" Chapter 25 Special Permits
of the 1982 Zoning Ordinance of the City of Atlanta. The Director of the Bureau
of Buildings shall issue a building permit only in compliance with the following
conditions. NOTE: This site plan hereby approved does not authorize the
violation of any zoning district regulations. District regulation variances or
exceptions may be approved only by application to the City of Atlanta Board of
Zoning Adjustment.

1. Site plan entitled "Proposed Site Plan - Day Care Facility" prepared by
Norman G. Allen, Registered Architect, undated and marked received by
the City of Atlanta, Zoning Division May 10, 1982, except as noted in
condition two (2) below.
2. That the parking and access plan shown on the referenced site plan is to
be revised as required by the Bureau of Traffic and Transportation and
such revision is to be approved by them.
3. That there be no signs or other decorative elements on the exterior of
the building except an identification sign in compliance with the appropriate
R-4 district regulations of the 1982 Zoning Ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict
with this ordinance are hereby repealed.

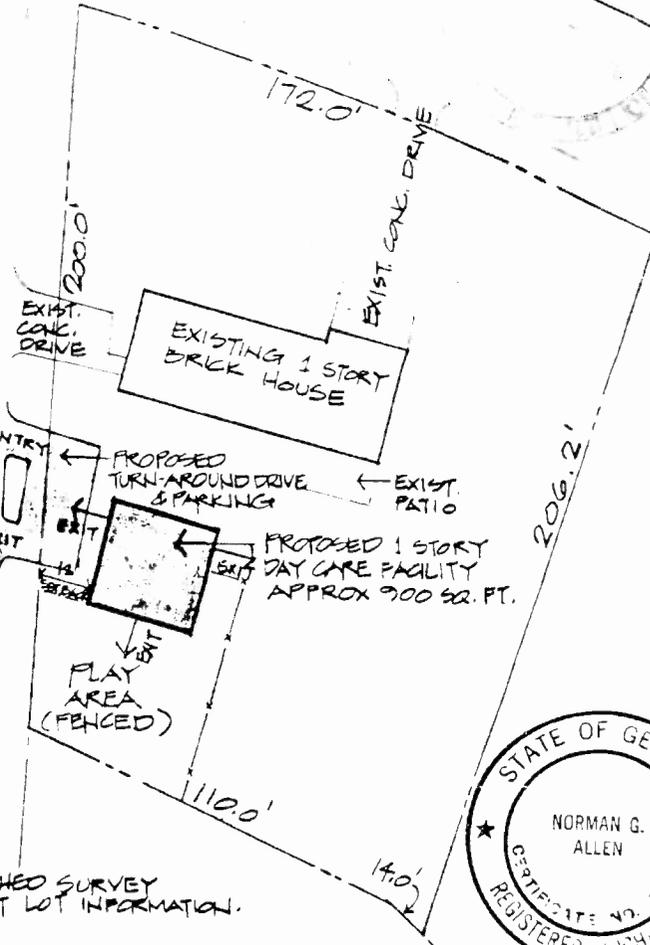
A true copy
Jerry C. Bower
DEPUTY CLERK

ADOPTED by City Council July 6, 1982
APPROVED by the Mayor July 14, 1982

HUTCHENS ROAD

TR-12-004

KATOMARICK DRIVE



U-82-~~82~~
RECEIVED

MAY 10 1982

CITY OF ATLANTA
ZONING DIVISION

NOTE: REFER TO ATTACHED SURVEY
FOR ADDITIONAL LOT INFORMATION.



PROPOSED SITE PLAN-DAY CARE FACILITY
799 HUTCHENS RD., S.E. ATLANTA, GEORGIA

2466397

WARRANTY DEED

TR-12004 U 8 2 - 20 21

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 10th day of May, in the year one thousand nine hundred Seventy-Five, between CECIL R. TURNER

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

FRED BAUGH

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 Dollars and other valuable consideration (\$10.00) DOLLARS 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 30 of the 14th District, Fulton County, Georgia, being Lot 9 and part of Lot 8, Section No. 1, Poole Creek Hills Subdivision, as per plat recorded in Plat Book 60, page 12, Records of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the southeast corner of Hutchens Road and Katomarick Drive; running thence southeasterly along the southwesterly side of Hutchens Road a distance of 172.0 feet to an iron pin; running thence southwesterly a distance of 206.2 feet to an iron pin; running thence northwesterly a distance of 14.0 feet to an iron pin; running thence northwesterly a distance of 20.0 feet to an iron pin; running thence northwesterly a distance of 90.0 feet to an iron pin located on the easterly side of Katomarick Drive; running thence northerly along the easterly side of Katomarick Drive a distance of 200.0 feet to the point of BEGINNING. Being improved property having a one-story brick house thereon and being more particularly shown on survey prepared by Eston Pendley & Assoc., Inc., dated May 2, 1975.

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 44.00
Date May 19, 1975
Barbara J. Luce

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded May 19, 1975 at 9:00 A.M.

Barbara J. Luce CLERK

Clerk of Superior Court
By Bruce Carley
Dep. 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:

[Signature] [Signature] (Seal)
CECIL R. TURNER (Seal)

[Signature] (Seal)
Notary Public, Georgia, State at Large
My Commission Expires Jan. 31, 1978



13-0-0112

(Do Not Write Above This Line)

AN ORDINANCE

U-82-21
(TR-12-004)

BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND
ORDINANCE U-82-21 AS
ADOPTED BY THE CITY
COUNCIL ON July 6, 1982 AND
APPROVED BY THE MAYOR
ON July 14, 1982 FOR THE
PURPOSES OF APPROVING A
TRANSFER OF OWNERSHIP
FOR A SPECIAL USE PERMIT
FOR A DAY CARE CENTER
FOR PROPERTY LOCATED AT
799 HUTCHENS ROAD, S.E.
AND FOR OTHER PURPOSES

ADOPTED BY

FEB 04 2013

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

Date Referred 1/22/13

Referred To: Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee Zoning First Reading
Date 1/15/13
Chair [Signature]
Referred To [Signature]

Committee Zoning
Date 1/30/13
Chair [Signature]
Action [Initials]
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
- RC Vote

CERTIFIED

CERTIFIED
FEB 04 2013
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
FEB 04 2013
Ronald Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

FEB 13 2013

WITHOUT SIGNATURE
BY OPERATION OF LAW

RCS# 2549
2/04/13
4:38 PM

Atlanta City Council

13-O-0112

AMEND ORDINANCE U-82-21 TO APPROVE
TRANSFER OF OWNERSHIP@799 HUTCHENS RD.
ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 0

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

13-O-0112