

**Z-3083  
CITY OF SMYRNA  
ZONING NOTICE  
TO THE RESIDENTS AND CITIZENS  
OF SMYRNA**

**LOCATION: 2619 HUGHES STREET  
AND 1146 & 1150 FLEMING STREET**

Notice is herewith published in accordance with the Charter of the City of Smyrna that application has been made by 242 DEVELOPMENT, LLC for a zoning amendment to modify the conditions for the property located in Land Lot 489 of the 17th District, 2nd Section of Cobb County, Georgia.

A hearing will be held before the Mayor and City Council of Smyrna at a regular meeting on Monday, May 19, 2014, at 7:30 a.m. in the City Hall Council Chambers, 2800 King Street, Smyrna, Georgia 30081.

**LEGAL DESCRIPTION**

**Property Line Description Lot 1**

All that tract or parcel of land lying and being in Land Lot 489 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 1 of the 242 Development, LLC Subdivision and being more particularly described as follows:

Commencing at a 5/8" rebar set at the point of intersection of the easterly right-of-way of Hughes Street (variable R/W) and the southerly right-of-way of Flemming Street (variable R/W), Thence along said southerly right-of-way of Flemming Street North 68 degrees 51 minutes 35 seconds East a distance of 144.40 feet to a 5/8" inch rebar set, said 5/8" inch rebar being the TRUE POINT OF BEGINNING.

Thence continuing with said southerly right-of-way North 68 degrees 51 minutes 35 seconds East a distance of 55.10 feet to a 5/8" inch rebar set; Thence departing said right-of-way and continuing along the property now or formerly of Rebecca Newton (Deed Book 33026 / Page 465) Lot 4 of Mrs. Eunice Aleen Owens Subdivision (Plat Book 4 / Page 158) South 21 degrees 08 minutes 25 seconds East a distance of 189.07 feet to a 5/8" inch rebar set; Thence along the property now or formerly of R.C. Ascraft et al (no deed of record found), Lot 6 of W.G. Brown's Subdivision (Plat Book 3 / Page 187) and continuing with the property now or formerly of Alice Leni Glover (Deed Book 3111, Page 281), Lot 4 of W.G. Brown's Subdivision, South 68 degrees 51 minutes 06 seconds West a distance of 65.34 feet to a 5/8" inch rebar set; Thence along Lots 4 and 2 of the 242 Development, LLC Subdivision (Plat Book 262 / Page 11), North 21 degrees 04 minutes 00 seconds West a distance of 189.07 feet to a 5/8" inch rebar set on the southerly right-of-way of Flemming Street, said 5/8" inch rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.240 acre (10,440 square feet) and is more accurately depicted on a subdivision plat for 242 Development, LLC prepared by GeoSurvey, Ltd., dated December 6, 2008, job number 20083057.

**Property Line Description Lot 2**

All that tract or parcel of land lying and being in Land Lot 489 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 2 of the 242 Development, LLC Subdivision and being more particularly described as follows:

Commencing at a 5/8" rebar set at the point of intersection of the easterly right-of-way of Hughes Street (variable R/W) and the southerly right-of-way of Flemming Street (variable R/W), Thence along said southerly right-of-way of Flemming Street North 68 degrees 51 minutes 35 seconds East a distance of 98.30 feet to a 5/8" inch rebar set, said 5/8" inch rebar being the TRUE POINT OF BEGINNING.

Thence continue along said southerly right-of-way of Flemming Street North 68 degrees 51 minutes 35 seconds East a distance of 65.10 feet to a 5/8" inch rebar set; Thence departing said right-of-way and continuing along Lot 1 of the 242 Development, LLC Subdivision (Plat Book 262 / Page 11) South 21 degrees 04 minutes 00 seconds East, a distance of 157.25 feet to a 5/8" inch rebar set; Thence along Lot 4 of said subdivision North 75 degrees 43 minutes 12 seconds West a distance of 68.39 feet to a 5/8" inch rebar set; Thence along Lot 3 of said subdivision North 20 degrees 44 minutes 03 seconds West a distance of 117.62 feet to 5/8" inch rebar set on the southerly right-of-way of Flemming Street, said 5/8" inch rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.175 acre (7,626 square feet) and is

**804**

**Zoning Notices**

more accurately depicted on a subdivision plat for 242 Development, LLC prepared by GeoSurvey, Ltd., dated December 6, 2008, job number 20083057.

**Property Line Description Lot 4**

All that tract or parcel of land lying and being in Land Lot 489 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 4 of the 242 Development, LLC Subdivision and being more particularly described as follows:

Commencing at a 5/8" rebar set at the point of intersection of the easterly right-of-way of Hughes Street (variable R/W) and the southerly right-of-way of Flemming Street (variable R/W), Thence along said easterly right-of-way of Hughes Street South 20 degrees 53 minutes 39 seconds East, a distance of 72.13 feet to a 5/8" inch rebar set; Thence along a curve to the right an arc length of 45.35 feet, said curve having a radius of 378.00 feet, with a chord distance of 45.33 feet at South 18 degrees 08 minutes 55 seconds East, to a 5/8" inch rebar set, said point being the TRUE POINT OF BEGINNING.

Thence departing said right-of-way and continuing along Lot 3 of the 242 Development, LLC subdivision (Plat Book 262 / Page 11) North 68 degrees 59 minutes 50 seconds East, a distance of 91.14 feet to a 5/8" inch rebar set; Thence along Lot 2 of said subdivision South 75 degrees 43 minutes 12 seconds East, a distance of 68.39 feet to a 5/8" inch rebar set; Thence along Lot 1 of said subdivision South 21 degrees 04 minutes 00 seconds East, a distance of 31.82 feet to a 5/8" inch rebar set; Thence along the property of Alice Leni Glover (Deed Book 3111 / Page 281), Lots 4 and 3 of W.G. Brown's Subdivision (Plat Book 3 / Page 187), and continuing with the property of Gregory Keith Hubbard (Deed Book 6284 / Page 49), Lots 2 and 1 of W.G. Brown's Subdivision South 68 degrees 51 minutes 06 seconds West, a distance of 162.00 feet to a 5/8" inch rebar set on the easterly right-of-way of Hughes Street; Thence continuing with said right-of-way along a curve to the left an arc length of 73.42 feet, said curve having a radius of 378.00 feet, with a chord distance of 73.30 feet, at North 09 degrees 08 minutes 50 seconds West, to a 5/8" inch rebar set, said 5/8" inch rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.226 acre (9,861 square feet) and is more accurately depicted on a subdivision plat for 242 Development, LLC prepared by GeoSurvey, Ltd., dated December 6, 2008, job number 20083057.