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Notice Content

Local Government Z-3804 Z-3804 CITY OF SMYRNA ZONING NOTICE TO THE RESIDENTS AND CITIZENS OF SMYRNA LOCATION: 2664, 2670 & 2680 GRADY STREET Notice is herewith published in accordance with the Charter of the City of Smyrna that application has been made by PRITCHARD BUILDERS, INC. to rezone property located in Land Lot 489 of the 17th District of the 2nd Section of Cobb County, Georgia from R-15 to RAD-Conditional. THERE WILL BE NO LAND USE CHANGE FROM MODERATE DENSITY RESIDENTIAL. A hearing will be held before the Mayor and City Council of Smyrna at a regular meeting on Monday, June 18, 2018, at 7:00 p.m. in the City Hall Council Chambers, 2800 King Street, Smyrna, Georgia, 30081. LEGAL DESCRIPTION: LEGAL DESCRIPTION TRACT A 0.31 ACRES ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 489 of the 17th District, 2nd Section, of Cobb County, Georgia, and being more particularly described as follows: COMMENCING at a point (#4 capped rebar) located on the westerly right-of-way of Grady Street (30' R/W) 386.57 feet north of Powder Springs Street (variable right-of-way); Thence leaving said right-of-way South 87 degrees 06 minutes 11 seconds West a distance of 176.98 feet to an iron pin set (#4 capped rebar); Thence North 01 degrees, 00 minutes, 37 seconds East a distance of 77.24 feet to an iron pin found (2 open top); Thence North 86 degrees 31 minutes 07 seconds East a distance of 173.37 feet to an iron pin found (1 open top) on the western right-of-way of Grady Street; Thence along said western right-of-way of Grady Street South 01 degrees 41 minutes 59 seconds East a distance of 78.84 feet to a point, said point also being THE TRUE POINT OF BEGINNING; Together with and subject to all covenants, easements, and restrictions of record. Tract described herein containing 0.31 acres of land (13,650 square feet), more or less, being shown as Tract A, described on a survey by Frontline Surveying & Mapping, Inc., Job number 63245-Z dated 09/29/2016, last revised 03-16-18, or 2670 Grady Street, according to the current system of numbering in Cobb County, Georgia. LEGAL DESCRIPTION TRACT B 0.22 ACRES ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 489 of the 17th District, 2nd Section, of Cobb County, Georgia, and being more particularly described as follows: COMMENCING at a point (#4 capped rebar) located on the westerly right-of-way of Grady Street (30' R/W) 330.04 feet north of Powder Springs Street (variable right-of-way); Thence leaving said right-of-way South 89 degrees 16 minutes 52 seconds West a distance of 180.01 feet to an iron pin set (#4 capped rebar); Thence North 00 degrees, 16 minutes, 52 seconds East a distance of 39.21 feet to an iron pin found (0.5 open top); Thence North 01 degrees, 00 minutes, 37 seconds East a distance of 10.56 feet to an iron pin set (#4 capped rebar); Thence North 87 degrees 06 minutes 11 seconds East a distance of 176.98 feet to an iron pin set (#4 capped rebar) on the western right-of-way of Grady Street; Thence along said western right-of-way of Grady Street South 01 degrees 41 minutes 59 seconds East a distance of 12.98 feet to a point, iron pin found (1 open top); Thence continuing along said western right-of-way of Grady Street South 03 degrees 15 minutes 56 seconds East a distance of 43.55 feet to a point, said point also being THE TRUE POINT OF BEGINNING; Together with and subject to all covenants, easements, and restrictions of record. Tract described herein containing 0.22 acres of land (9,477 square feet), more or less, being shown as Tract B, described on a survey by Frontline Surveying & Mapping, Inc., Job number

63245-Z dated 09/29/2016, last revised 03-16-18. LEGAL DESCRIPTION TRACT C 0.23 ACRES ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 489 of the 17th District, 2nd Section, of Cobb County, Georgia, and being more particularly described as follows: COMMENCING at a point (#4 capped rebar) located on the westerly right-of-way of Grady Street (30' R/W) 273.72 feet north of Powder Springs Street (variable right-of-way); Thence leaving said right-of-way South 89 degrees 16 minutes 52 seconds West a distance of 183.67 feet to an iron pin set (#4 capped rebar); Thence North 01 degrees, 07 minutes, 28 seconds East a distance of 39.00 feet to an iron pin found (2 open top); Thence North 00 degrees, 16 minutes, 52 seconds East a distance of 17.30 feet to an iron pin set (#4 capped rebar); Thence North 89 degrees 16 minutes 52 seconds East a distance of 180.01 feet to an iron pin set (#4 capped rebar) on the western right-of-way of Grady Street; Thence along said western right-of-way of Grady Street South 03 degrees 15 minutes 56 seconds East a distance of 31.43 feet to a point, iron pin found (#5 rebar); Thence continuing along said western right-of-way of Grady Street South 02 degrees 20 minutes 54 seconds East a distance of 24.89 feet to a point, said point also being THE TRUE POINT OF BEGINNING; Together with and subject to all covenants, easements, and restrictions of record. Tract described herein containing 0.23 acres of land (10,234 square feet), more or less, being shown as Tract C, described on a survey by Frontline Surveying & Mapping, Inc., Job number 63245-Z dated 09/29/2016, last revised 03-16-18. LEGAL DESCRIPTION TRACT D 0.22 ACRES ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 489 of the 17th District, 2nd Section, of Cobb County, Georgia, and being more particularly described as follows: COMMENCING at a point (#4 capped rebar) located on the westerly right-of-way of Grady Street (30' R/W) 215.54 feet north of Powder Springs Street (variable right-of-way); Thence leaving said right-of-way North 86 degrees 19 minutes 28 seconds West a distance of 187.29 feet to an iron pin set (#4 capped rebar); Thence North 01 degrees, 07 minutes, 28 seconds East a distance of 43.83 feet to an iron pin set (#4 capped rebar); Thence North 89 degrees 16 minutes 52 seconds East a distance of 183.67 feet to an iron pin set (#4 capped rebar) on the western right-of-way of Grady Street; Thence along said western right-of-way of Grady Street South 02 degrees 20 minutes 54 seconds East a distance of 58.18 feet to a point, said point also being THE TRUE POINT OF BEGINNING; Together with and subject to all covenants, easements, and restrictions of record. Tract described herein containing 0.22 acres of land (9,442 square feet), more or less, being shown as Tract D, described on a survey by Frontline Surveying & Mapping, Inc., Job number 63245-Z dated 09/29/2016, last revised 03-16-18. 6:1

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