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**Notice Content**

Local Government Z-3802 Z-3802 CITY OF SMYRNA ZONING NOTICE TO THE RESIDENTS AND CITIZENS OF SMYRNA LOCATION: RIVERVIEW ROAD & NICHOLS DRIVE Notice is herewith published in accordance with the Charter of the City of Smyrna that application has been made by THE ARDENT COMPANIES, LLC. to amend the zoning of the property located in Land Lots 58, 171, 172, 174, 175 & 284 of the 18th District for the modification of the currently approved site plan and building elevations. 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 TRACT 1 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 175 & 176 of the 18th District, Cobb County, Georgia and being more particularly described as follows: To fine the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the southeasterly right-of-way line of Armstrong Place (50 R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W); thence along said right-of-way line of Armstrong Place South 50 degrees 45 minutes 54 seconds West a distance of 57.91 feet to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line South 02 degrees 11 minutes 41 seconds West a distance of 843.18 feet to a point; thence North 50 degrees 11 minutes 30 seconds West a distance of 159.46 feet to an iron pin found (1" Open Top Pipe); thence South 35 degrees 28 minutes 23 seconds West a distance of 229.64 feet to an iron pin set; thence North 48 degrees 25 minutes 48 seconds West a distance of 949.43 feet to an iron pin set; thence North 30 degrees 08 minutes 00 seconds East a distance of 104.17 feet to a point; thence South 83 degrees 28 minutes 26 seconds East a distance of 595.80 feet to an iron pin set on the westerly right-of-way line at the cul-de-sac of Armstrong Place (50 R/W); thence around said cul-de-sac 152.46 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of South 19 degrees 20 minutes 03 seconds East 114.63 feet to an iron pin found (angle iron); thence 122.26 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 29 degrees 29 minutes 40 seconds East 102.18 feet to a point; thence along the southeasterly right-of-way line of Armstrong Place the following courses and distances: North 35 degrees 35 minutes 54 seconds East a distance of 82.07 feet to a point; thence 293.93 feet along an arc of a curve to the right, said curve having a radius of 995.13 feet and a chord bearing and distance of North 43 degrees 14 minutes 17 seconds East 292.86 feet to a point; thence North 50 degrees 45 minutes 54 seconds East a distance of 22.56 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 9.891 acres. TOGETHER WITH TRACT 4 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 171, 172 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence from at an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (60 R/W) with the northeasterly right-of-way line of Nichols Drive (50 R/W); thence along said right-of-way line of Nichols Drive the following courses and distances: South 73 degrees 18 minutes 2 seconds West a distance of 28.13 feet to a point; thence North 59 degrees 55 minutes 24 seconds West a distance of 201.31 feet to a point; thence North 57 degrees 29

minutes 42 seconds West a distance of 271.54 feet to a point; thence South 2 degrees 11 minutes 41 seconds West a distance of 6.90 feet to a point; thence North 55 degrees 48 minutes 17 seconds West a distance of 106.02 feet to a point; thence 170.11 feet along an arc of a curve to the right, said curve having a radius of 213.73 feet and a chord bearing and distance of North 32 degrees 57 minutes 10 seconds West 165.66 feet to a point, said point being the POINT OF BEGINNING, thence continue along said right-of-way line 18.43 feet along an arc of a curve to the right, said curve having a radius of 213.73 feet and a chord bearing and distance of North 7 degrees 40 minutes 50 seconds West 18.43 feet; thence North 01 degree 52 minutes 39 seconds East a distance of 357.30 feet to a point; thence leaving said right-of-way line North 89 degrees 59 minutes 39 seconds East a distance of 75.22 feet to a point; thence 109.31 feet along an arc of a curve to the right, said curve having a radius of 52.00 feet and a chord bearing and distance of South 29 degrees 47 minutes 9 seconds East 90.27 feet to a point; thence South 27 degrees 25 minutes 53 seconds West a distance of 62.64 feet to a point; thence South 8 degrees 19 minutes 33 seconds West a distance of 16.81 feet to a point; thence South 7 degrees 2 minutes 40 seconds East a distance of 156.03 feet to a point; thence 105.37 feet along an arc of a curve to the right, said curve having a radius of 62.00 feet and a chord bearing and distance of South 41 degrees 18 minutes 51 seconds West 93.14 feet to a point; thence West a distance of 55.67 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 0.940 acres. TOGETHER WITH TRACT 5 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 171, 172 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows: BEGINNING at an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (60 R/W) with the northeasterly right-of-way line of Nichols Drive (50 R/W); thence along said right-of-way line of Nichols Drive the following courses and distances: South 73 degrees 18 minutes 2 seconds West a distance of 28.13 feet to a point; thence North 59 degrees 55 minutes 24 seconds West a distance of 201.31 feet to a point; thence North 57 degrees 29 minutes 42 seconds West a distance of 271.54 feet to a point; thence South 2 degrees 11 minutes 41 seconds West a distance of 6.90 feet to a point; thence North 55 degrees 48 minutes 17 seconds West a distance of 106.02 feet to a point; thence 170.11 feet along an arc of a curve to the right, said curve having a radius of 213.73 feet and a chord bearing and distance of North 32 degrees 57 minutes 10 seconds West 165.66 feet to a point; Thence leaving said right-of-way line South 90 degrees 00 minutes 00 seconds East a distance of 55.67 feet to a point; thence 105.37 feet along an arc of a curve to the left, said curve having a radius of 62.00 feet and a chord bearing and distance of North 41 degrees 18 minutes 51 seconds East 93.14 feet to a point; thence North 7 degrees 2 minutes 40 seconds West a distance of 156.03 feet to a point; thence South 58 degrees 28 minutes 13 seconds East a distance of 466.33 feet to a point; thence South 64 degrees 44 minutes 48 seconds East a distance of 279.89 feet to a point on said right-of-way line of River View Road; thence along said right-of-way line the following courses and distances: South 24 degrees 30 minutes 44 seconds West a distance of 205.79 feet to a point; thence South 26 degrees 53 minutes 2 seconds West a distance of 27.51 feet to a point; thence South 27 degrees 59 minutes 4 seconds West a distance of 33.33 feet to a point; thence continue Southwesterly along said line, a distance of 57.48 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 5.107 acres. TOGETHER WITH TRACT 6 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 171 & 172 of the 18th District, Cobb County, Georgia and being more particularly described as follows: BEGINNING at an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (60 R/W) with the westerly right-of-way line of Dickerson Drive (70 R/W); thence along said right-of-way line of River View Road the following courses and distances: 245.98 feet along an arc of a curve to the left, said curve having a radius of 440.00 feet and a chord bearing and distance of South 34 degrees 49 minutes 16 seconds West 242.79 feet; thence South 18 degrees 48 minutes 21 seconds West a distance of 113.51 feet to a point; thence South 22 degrees 38 minutes 00 seconds West a distance of 48.06 feet to a point; thence South 27 degrees 09 minutes 05 seconds West a distance of 134.78 feet to a point; thence South 26 degrees 51 minutes 49 seconds West a distance of 141.93 feet to a point; thence 112.81 feet along an arc of a curve to the left, said curve having a radius of 10,040.00 feet and a chord bearing and distance of South 26 degrees 32 minutes 29 seconds West 112.81 feet to a point; thence 119.64 feet along an arc of a curve to the left, said curve having a radius of 10,040.00 feet and a chord bearing and distance of South 25 degrees 52 minutes 41 seconds West 119.64 feet to a point; thence South 25 degrees 32 minutes 03 seconds West a distance of 162.97 feet to a point; thence South 24 degrees 30 minutes 44 seconds West a distance of 56.25 feet to a point; thence leaving said right-of-way line of River View Road North 64 degrees 44 minutes 48 seconds West a distance of 279.89 feet to a point; thence North 58 degrees 28 minutes 13 seconds West a distance of 466.33 feet to a point; thence North 8 degrees 19 minutes 33 seconds East a distance of 16.81 feet to a point; thence North 27 degrees 25 minutes 53 seconds East a distance of 62.64 feet to a point; thence 109.31 feet along an arc of a curve to the left, said curve having a radius of 52.00 feet and a chord bearing and distance of North 29 degrees 47 minutes 9 seconds West 90.27 feet to a point; thence South 89 degrees 59 minutes 39 seconds West a distance of 75.22 feet to a point; thence North 01 degree 52 minutes 39 seconds East a distance of 76.83 feet to a point; thence North 2 degrees 8 minutes 50 seconds East a distance of 169.95 feet to a point; thence continue Northerly along said line, a distance of 152.29 feet; thence 33.25 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 51 degrees 55 minutes 13 seconds East 32.83 feet to a point; thence 180.70 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 49 degrees 19 minutes 7 seconds West 119.75 feet to a point; thence North 70 degrees 57 minutes 11 seconds West a distance of 194.12 feet to a point; thence North 5 degrees 34 minutes 47 seconds East a distance of 300.07 feet to a point; thence South 89 degrees 19 minutes 52 seconds East a distance of 212.19 feet to a point; thence South 89 degrees 50 minutes 4 seconds East a distance of 738.82 feet to a point; thence South 67 degrees 17 minutes 56 seconds East a distance of 136.06 feet to a point; thence North 77 degrees 44 minutes 39 seconds East a distance of 32.98 feet to a point; thence South 65 degrees 11 minutes 42 seconds East a distance of 366.82 feet to a point; thence South 6 degrees 13 minutes 44 seconds East a distance of 119.68 feet to a point; thence South 6 degrees 13 minutes 44 seconds East, a distance of 45.74 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 29.797 acres. TOGETHER WITH TRACT 7 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 174 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the southeasterly right-of-way line of said River View Road, said point being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 Easting: 2194562.57, from the TRUE POINT OF BEGINNING, as thus established, thence along said right-of-way line of

River View Road the following courses and distances: North 28 degrees 34 minutes 06 seconds East a distance of 18.30 feet to a point; thence North 39 degrees 56 minutes 37 seconds East a distance of 32.34 feet to a point; thence North 27 degrees 55 minutes 58 seconds East a distance of 95.27 feet to a point; thence North 23 degrees 15 minutes 19 seconds East a distance of 210.82 feet to a point; thence leaving said right-of-way line South 65 degrees 18 minutes 47 seconds East a distance of 181.60 feet to a point; thence South 29 degrees 26 minutes 11 seconds West a distance of 348.58 feet to a point; thence South 12 degrees 21 minutes 59 seconds West a distance of 19.72 feet to a point; thence North 61 degrees 26 minutes 03 seconds West a distance of 167.21 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 1.371 acres. TOGETHER WITH TRACT 8 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 174 & 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the southeasterly right-of-way line of said River View Road; said point having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 Easting: 2194562.57; thence along said right-of-way line of River View Road the following courses and distances: North 28 degrees 34 minutes 06 seconds East a distance of 18.30 feet to a point; thence North 39 degrees 56 minutes 37 seconds East a distance of 32.34 feet to a point; thence North 27 degrees 55 minutes 58 seconds East a distance of 95.27 feet to a point; thence North 23 degrees 15 minutes 19 seconds East a distance of 210.82 feet to a point and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING, as thus established, thence continuing along said right-of-way line North 23 degrees 15 minutes 19 seconds East a distance of 55.41 feet to a point; thence North 25 degrees 22 minutes 29 seconds East a distance of 162.61 feet to a point; thence North 26 degrees 12 minutes 00 seconds East a distance of 230.57 feet to a point; thence North 26 degrees 52 minutes 15 seconds East a distance of 298.10 feet to a point; thence North 18 degrees 51 minutes 42 seconds East a distance of 151.62 feet to a point; thence 68.00 feet along an arc of a curve to the right, said curve having a radius of 360.00 feet and a chord bearing and distance of North 24 degrees 13 minutes 01 seconds East 67.90 feet to a point; thence leaving said right-of-way line South 65 degrees 10 minutes 38 seconds East a distance of 207.73 feet to a point; thence 137.78 feet along an arc of a curve to the right, said curve having a radius of 86.00 feet and a chord bearing and distance of South 19 degrees 16 minutes 49 seconds East 123.51 feet to a point; thence South 26 degrees 55 minutes 21 seconds West a distance of 118.02 feet to a point; thence South 34 degrees 47 minutes 42 seconds West a distance of 30.74 feet to a point; thence South 38 degrees 33 minutes 40 seconds West a distance of 412.40 feet to a point; thence South 24 degrees 46 minutes 33 seconds West a distance of 271.33 feet to a point; thence South 29 degrees 26 minutes 11 seconds West a distance of 56.01 feet to a point; thence North 65 degrees 18 minutes 47 seconds West a distance of 181.60 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 4.991 acres. TOGETHER WITH TRACT 9 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61 & 172 of the 18th District, Cobb County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (60 R/W) with the westerly right-of-way line of Dickerson Drive (70 R/W); thence crossing River View Road South 50 degrees 01 minutes 54 seconds East a distance of 81.80 feet to a point on the southeasterly right-of-way line of said River View Road, said point being the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING, as thus established, thence along said right-of-way line the following courses and distances: 72.12 feet along an arc of a curve to the right, said curve having a radius of 360.00 feet and a chord bearing and distance of North 59 degrees 01 minutes 52 seconds East 72.00 feet; thence North 64 degrees 46 minutes 14 seconds East a distance of 177.91 feet to a point; thence 366.79 feet along an arc of a curve to the left, said curve having a radius of 640.00 feet and a chord bearing and distance of North 48 degrees 21 minutes 07 seconds East 361.79 feet to a point; thence North 31 degrees 56 minutes 00 seconds East a distance of 136.02 feet to a point; thence North 60 degrees 29 minutes 04 seconds West a distance of 9.33 feet to a point; thence North 31 degrees 57 minutes 32 seconds East a distance of 40.03 feet to a point; thence leaving said right-of-way line of River View Road South 60 degrees 29 minutes 04 seconds East a distance of 175.87 feet to a point; thence South 41 degrees 31 minutes 16 seconds West a distance of 40.89 feet to a point; thence South 35 degrees 19 minutes 21 seconds West a distance of 135.17 feet to a point; thence 132.28 feet along an arc of a curve to the right, said curve having a radius of 76.46 feet and a chord bearing and distance of South 13 degrees 38 minutes 42 seconds East 116.39 feet to a point; thence South 43 degrees 06 minutes 48 seconds West a distance of 284.96 feet to a point; thence 88.47 feet along an arc of a curve to the right, said curve having a radius of 85.00 feet and a chord bearing and distance of South 73 degrees 02 minutes 12 seconds West 84.53 feet to a point; thence South 43 degrees 15 minutes 14 seconds West a distance of 113.69 feet to a point; thence North 63 degrees 02 minutes 25 seconds West a distance of 133.70 feet to a point; thence North 69 degrees 03 minutes 42 seconds West a distance of 153.91 feet to a point; thence North 47 degrees 59 minutes 22 seconds West a distance of 49.61 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 3.969 acres. TOGETHER WITH TRACT 10 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 172 & 174 of the 18th District, Cobb County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the southeasterly right-of-way line of said River View Road, said point having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 Easting: 2194562.57, thence South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to a point; said point being the TRUE POINT OF BEGINNING; thence North 12 degrees 21 minutes 59 seconds East a distance of 19.72 feet to a point; thence North 29 degrees 26 minutes 11 seconds East a distance of 348.58 feet to a point; thence continue Northeasterly along said line, a distance of 56.01 feet; thence North 24 degrees 46 minutes 33 seconds East a distance of 271.33 feet to a point; thence North 38 degrees 33 minutes 40 seconds East a distance of 412.40 feet to a point; thence North 34 degrees 47 minutes 42 seconds East a distance of 30.74 feet to a point; thence North 26 degrees 55 minutes 21 seconds East a distance of 118.02 feet to a point; thence 137.78 feet along an arc of a curve to the left, said curve having a radius of 86.00 feet and a chord bearing and distance of North 19 degrees 16 minutes 49 seconds West 123.51 feet to a point; thence North 65 degrees 10 minutes 38 seconds West a distance of 207.73 feet to a point on the southerly right-of-way line of River View Road; thence along said right-of-way line 148.68 feet along an arc of a curve to the right, said curve having a radius of 360.00 feet and a chord bearing

and distance of North 41 degrees 27 minutes 36 seconds East 147.63 feet to a point; thence leaving said right-of-way line South 47 degrees 59 minutes 22 seconds East a distance of 49.61 feet to a point; thence South 69 degrees 03 minutes 42 seconds East a distance of 153.91 feet to a point; thence South 63 degrees 02 minutes 25 seconds East a distance of 133.70 feet to a point; thence North 43 degrees 15 minutes 14 seconds East a distance of 113.69 feet to a point; thence 88.47 feet along an arc of a curve to the left, said curve having a radius of 85.00 feet and a chord bearing and distance of North 73 degrees 02 minutes 12 seconds East 84.53 feet to a point; thence North 43 degrees 06 minutes 48 seconds East a distance of 284.96 feet to a point; thence 132.28 feet along an arc of a curve to the left, said curve having a radius of 76.46 feet and a chord bearing and distance of North 13 degrees 38 minutes 42 seconds West 116.39 feet to a point; thence North 35 degrees 19 minutes 21 seconds East a distance of 135.17 feet to a point; thence South 60 degrees 29 minutes 04 seconds East a distance of 142.27 feet more or less to a point at the western bank of the Chattahoochee River; thence along the meanderings of said western bank of the Chattahoochee River the following courses and distances: South 34 degrees 01 minutes 46 seconds West a distance of 13.12 feet to a point; thence South 38 degrees 07 minutes 28 seconds West a distance of 87.89 feet to a point; thence South 37 degrees 25 minutes 19 seconds West a distance of 90.48 feet to a point; thence South 37 degrees 19 minutes 44 seconds West a distance of 65.43 feet to a point; thence South 36 degrees 47 minutes 48 seconds West a distance of 115.89 feet to a point; thence South 36 degrees 48 minutes 30 seconds West a distance of 95.83 feet to a point; thence South 44 degrees 00 minutes 30 seconds West a distance of 152.33 feet to a point; thence South 43 degrees 20 minutes 23 seconds West a distance of 110.01 feet to a point; thence South 41 degrees 07 minutes 24 seconds West a distance of 96.34 feet to a point; thence South 45 degrees 02 minutes 12 seconds West a distance of 107.25 feet to a point; thence South 40 degrees 09 minutes 32 seconds West a distance of 132.63 feet to a point; thence South 40 degrees 47 minutes 48 seconds West a distance of 129.47 feet to a point; thence South 38 degrees 14 minutes 52 seconds West a distance of 108.74 feet to a point; thence South 36 degrees 47 minutes 27 seconds West a distance of 115.31 feet to a point; thence South 29 degrees 05 minutes 45 seconds West a distance of 48.51 feet to a point; thence continue Southwesterly along said line, a distance of 36.02 feet; thence South 29 degrees 33 minutes 53 seconds West a distance of 82.39 feet to a point; thence South 27 degrees 47 minutes 32 seconds West a distance of 62.01 feet to a point; thence South 27 degrees 02 minutes 22 seconds West a distance of 46.57 feet to a point; thence continue Southwesterly along said line, a distance of 54.72 feet; thence South 24 degrees 50 minutes 37 seconds West a distance of 49.13 feet to a point; thence South 27 degrees 16 minutes 11 seconds West a distance of 95.61 feet to a point; thence South 31 degrees 13 minutes 01 seconds West a distance of 97.05 feet to a point; thence South 15 degrees 56 minutes 44 seconds West a distance of 147.80 feet to a point; thence South 13 degrees 00 minutes 28 seconds West a distance of 33.04 feet to a point; thence leaving said western bank of the river North 61 degrees 26 minutes 03 seconds West a distance of 126.79 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 5.798 acres more or less. COMBINED ACREAGE BEING 61.864 ACRES. 6:1

[Back](#)