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Notice Content

Local Government Z-3953 Z-3953 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, March 18, 2019, at 7:00 p.m. in the City Hall Council Chambers, 2800 King Street, Smyrna, Georgia, 30081. LEGAL DESCRIPTION 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. 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. 3:1

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