

**Z-3197 CITY OF SMYRNA ZONING NOTICE TO THE RESIDENTS****Legal : Zoning Notices**

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Z-3197

CITY OF SMYRNA

ZONING NOTICE

TO THE RESIDENTS AND CITIZENS OF SMYRNA

LOCATION: 208, 216 &amp; 220 CONCORD ROAD

Notice is herewith published in accordance with the Charter of the City of Smyrna that application has been made by DBB ENTERPRISES, LLC to rezone property located in Land Lot 265 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 SURBURBAN RESIDENTIAL.

A hearing will be held before the Mayor and City Council of Smyrna at a regular meeting on Monday, January 5, 2015, at 7:30 p.m. in the City Hall Council Chambers, 2800 King Street, Smyrna, Georgia, 30080.

**LEGAL DESCRIPTION:****Legal Description Tract 1**

All that tract or parcel of land lying and being in Land Lot 265 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at point at the intersection of eastern right of way line of Concord Road (70' R/W) and southern right of way line of Highview Drive (50' R/W) thence along southern right of way line of Highview Drive South 71 degrees 27 minutes 39 seconds East, 207.72 feet to a point; thence leaving said right of way South 40 degrees 54 minutes 41 seconds West, 248.06 feet to a point;

thence North 49 degrees 20 minutes 33 seconds West, 200.00 feet to a point eastern right of way line of Concord Road (70' R/W);

thence along said right of way a curve to the left, an arc distance of 170.20 feet, said curve having a radius of 1271.65 feet and being subtended by a chord of 170.07 feet, at North 43 degrees 34 minutes 47 seconds East, to a point; said point being the POINT OF BEGINNING;

Said tract or parcel of land contains 0.93 acres or 40,486 square feet.

As recorded in plat book 180 page 66, Clerk, of Cobb County Superior Court.

**Legal Description Tract Two**

All that tract or parcel of land lying and being in Land Lot 265 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of eastern right of way line of Concord Road (70' R/W) and southern right of way line of Highview Drive (50' R/W)

thence along southern right of way line of Highview Drive (50' R/W) South 71 degrees 27 minutes 39 seconds East, 207.72 feet to a point

being the POINT OF BEGINNING;

Thence continuing said right of way South 71 degrees 27 minutes 39 seconds East, 74.70 feet to a point;

thence continuing said right of way along a curve to the left, an arc distance of 35.30 feet, said curve having a radius of 859.39 feet and being subtended by a chord of 35.30 feet, at South 73 degrees 09 minutes 41 seconds East, to a point;

thence leaving said right of way South 01 degrees 28 minutes 49 seconds West, 332.10 feet to a point;

thence North 49 degrees 20 minutes 33 seconds West, 312.24 feet to a point;

thence North 40 degrees 54 minutes 41 seconds East, 215.06 feet to a point at south right of way line of

Highview Drive (50' R/W); said point being the POINT OF BEGINNING;

Said tract or parcel of land contains 1.17 acres or 51,041 square feet.

As recorded in plat book 180 page 66, Clerk, of Cobb County Superior Court.

**Legal Description Tract 3**

All that tract or parcel of land lying and being in Land Lot 265 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of eastern right of way line of Concord Road (70' r/w) and southern right of way line of Highview Drive (50' R/W)

thence along eastern right of way line of Concord Road (70' R/W) a curve to the left, an arc distance of 170.20 feet, said curve having a radius of 1271.65 feet and being subtended by a chord of 170.07 feet, at North 43 degrees 34 minutes 47 seconds East, to a point being the POINT OF BEGINNING;

Thence leaving said right of way South 49 degrees 20 minutes 33 seconds East, 200.00 feet to a point;

thence South 49 degrees 03 minutes 33 seconds West, 150.00 feet to a point;

thence North 49 degrees 20 minutes 33 seconds West, 200.00 feet to a point at the eastern right of way of Concord Road (70' R/W);

thence continuing said right of way North 49 degrees 09 minutes 28 seconds East, 82.28 feet to a point;

thence continuing said right of way along a curve to the left, an arc distance of 67.73 feet, said curve having a radius of 1271.65 feet and being subtended by a chord of 67.72 feet, at North 48 degrees 56 minutes 23 seconds East, to a point; said point being the POINT OF BEGINNING;

Said tract or parcel of land contains 0.68 acres or 29,647 square feet. As recorded in plat book 180 page 66, Clerk, of Cobb County Superior Court.

**Legal Description Tract 4**

All that tract or parcel of land lying and being in Land Lot 264 & 265 of the 17th District, 2nd Section, Cobb

County, Georgia, and being more particularly described as follows:

Commencing at the intersection of eastern right of way line of Concord Road (70' R/W) and southern right of way line of Highview Drive (50'R/W)

thence along eastern right of way line of Concord Road (70'R/W) a curve to the left, an arc distance of 170.20 feet, said curve having a radius of 1271.65 feet and being subtended by a chord of 170.07 feet, at South 43 degrees 34 minutes 47 seconds West, to a point;

thence continuing said right of way along a curve to the left, an arc distance of 67.73 feet, said curve having a radius of 1271.65 feet and being subtended by a chord of 67.72 feet, at South 48 degrees 56 minutes 23 seconds West, to a point; thence continuing said right of way South 49 degrees 09 minutes 28 seconds West, 82.28 feet to a point; said point being the POINT OF BEGINNING;

Thence leaving said right of way South 49 degrees 20 minutes 33 seconds East, 200.00 feet to a point;

thence North 49 degrees 03 minutes 33 seconds East, 150.00 feet to a point;

thence North 40 degrees 54 minutes 41 seconds East, 33.00 feet to a point;

thence South 49 degrees 20 minutes 33 seconds East, 312.24 feet to a point;

thence South 01 degrees 28 minutes 49 seconds West, 297.90 feet to a point;

thence South 01 degrees 25 minutes 20 seconds West, 257.60 feet to a point;

thence North 77 degrees 13 minutes 34 seconds West, 646.77 feet to a point;

thence North 08 degrees 19 minutes 37 seconds West, 232.42 feet to a point;

thence South 54 degrees 42 minutes 10 seconds East, 24.05 feet to a point;

thence North 23 degrees 25 minutes 26 seconds East, 111.00 feet to a point;

thence North 60 degrees 44 minutes 58 seconds West, 169.38 feet to a point at the eastern right of way of Concord Road (70' R/W);

thence along said right of way a curve to the right, an arc distance of 243.24 feet, said curve having a radius of 1651.80 feet and being subtended by a chord of 243.02 feet, at North 46 degrees 23 minutes 28 seconds East, to a point;

thence continuing said right of way North 49 degrees 09 minutes 28 seconds East, 83.37 feet to a point; said point being the POINT OF BEGINNING;

Said tract or parcel of land contains 9.34 acres or 406,648 square feet.

As recorded in plat book 180 page 66, Clerk, of Cobb County Superior Court.

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