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Notice Content

Local Government Z-4014 Z-4014 CITY OF SMYRNA ZONING NOTICE TO THE RESIDENTS AND CITIZENS OF SMYRNA LOCATION: 3110 SPORTS AVENUE Notice is herewith published in accordance with the Charter of the City of Smyrna that application has been made by LENNAR HOMES to rezone property located in Land Lots 845 & 846 of the 17th District of the 2nd Section of Cobb County, Georgia from GC to RM-12-Conditional. THERE WILL BE NO FUTURE LAND USE CHANGE FROM REGIONAL ACTIVITY CENTER. A hearing will be held before the Mayor and City Council of Smyrna at a regular meeting on Monday, July 15, 2019, at 7:00 p.m. in the City Hall Council Chambers, 2800 King Street, Smyrna, Georgia, 30081. LEGAL DESCRIPTION: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING WITHIN COBB COUNTY, GEORGIA, WITHIN LAND LOT(S) 845 & 846, 17TH DISTRICT, 2ND SECTION, WITHIN THE CITY OF SMYRNA AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT: COMMENCING AT A POINT OF INTERSECTION AT THE SOUTHERN RIGHT-OF-WAY TO SPRING ROAD (SPRING ROAD HAVING A VARIABLE RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF SPORTS AVENUE (SPORTS AVENUE HAVING A VARIABLE RIGHT-OF-WAY) THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY TO SPORTS AVENUE 176.79'^ TO A POINT, THE POINT-OF-BEGINNING (P.O.B.); THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF N/F CUMBERLAND COMMUNITY CHURCH SOUTH 89 DEGREES 33 MINUTES 45 SECONDS EAST (S89^33'45"E) A DISTANCE OF 214.68' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG THE LINE OF N/F COLONIAL PIPE LINE COMPANY SOUTH 00 DEGREES 21 MINUTES 23 SECONDS WEST (S00^21'23"W) A DISTANCE OF 512.86' TO A #4 REBAR FOUND; THENCE CONTINUING ALONG THE LINE OF N/F COLONIAL PIPE LINE COMPANY SOUTH 00 DEGREES 21 MINUTES 27 SECONDS WEST (S00^21'27"W) A DISTANCE OF 275.15' TO A MONUMENT WITH BRASS DISC FOUND ON THE NORTHERN RIGHT-OF-WAY TO THE LOUISVILLE & NASHVILLE RAILROAD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND FOLLOWING A CURVE THAT DEFLECTS TO THE LEFT HAVING A RADIUS OF 1,403.52', ARC LENGTH 528.31', CHORD BEARING SOUTH 62 DEGREES 58 MINUTES 28 SECONDS WEST (S62^58'28"W) A CHORD DISTANCE OF 525.20' TO A POINT; THENCE CONTINUING ALONG SAID RAIL ROAD RIGHT-OF-WAY SOUTH 52 DEGREES 11 MINUTES 16 SECONDS WEST (S52^11'16"W) A DISTANCE OF 310.15' TO A #4 REBAR FOUND; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE LINE OF N/F JASMINE AT THE GALLERIA LLC NORTH 00 DEGREES 53 MINUTES 09 SECONDS EAST (N00^53'09"E) A DISTANCE OF 709.91' TO A #4 REBAR FOUND; THENCE CONTINUING ALONG SAID LINE NORTH 00 DEGREES 55 MINUTES 47 SECONDS EAST (N00^55'47"E) A DISTANCE OF 238.32' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING SOUTH 89 DEGREES 25 MINUTES 51 SECONDS EAST (S89^25'51"E) A DISTANCE OF 22.49' TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING NORTH 00 DEGREES 46 MINUTES 19 SECONDS EAST (N00^46'19"E) A DISTANCE OF 32.28' TO A POINT; THENCE CONTINUING ALONG THE COMMON LINE TO N/F BRE HV PROPERTIES LLC SOUTH 89 DEGREES 07 MINUTES 37 SECONDS EAST (S89^07'37"E) A DISTANCE OF 408.73' TO A #4 REBAR FOUND AT THE WESTERLY RIGHT-OF-WAY TO SPORTS AVENUE (SPORTS AVENUE HAVING A VARIABLE RIGHT-OF-WAY); THENCE TURNING

AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY TO SPORTS AVENUE SOUTH 00 DEGREES 23 MINUTES 09 SECONDS WEST (S00°23'09"W) A DISTANCE OF 115.45' TO A POINT AT A CUL-DE-SAC AT THE END OF SPORTS AVENUE RIGHT-OF-WAY; THENCE TURNING AND CONTINUING ALONG SAID CUL-DE-SAC AND FOLLOWING THE ARC OF A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 36.17', SAID ARC BEING SUBTENDED WITH A CHORD BEARING SOUTH 41 DEGREES 50 MINUTES 19 SECONDS WEST (S41°50'19"W) A CHORD DISTANCE OF 33.10' TO A POINT; THENCE TURNING AND CONTINUING ALONG THE ARC OF A CURVE THAT DEFLECTS TO THE LEFT HAVING A RADIUS OF 64.00' AND AN ARC LENGTH OF 142.87', SAID ARC BEING SUBTENDED WITH A CHORD BEARING SOUTH 19 DEGREES 20 MINUTES 20 SECONDS WEST (S19°20'20"W) A CHORD DISTANCE OF 115.00' TO A POINT. THENCE TURNING AND CONTINUING ALONG A CURVE THAT DEFLECTS TO THE LEFT HAVING A RADIUS OF 64.00', ARC LENGTH OF 100.53', SAID ARC BEING SUBTENDED WITH A CHORD BEARING SOUTH 89 DEGREES 39 MINUTES 36 SECONDS EAST (S89°39'36"E) A CHORD DISTANCE OF 90.51' TO A POINT; THENCE CONTINUING ALONG A CURVE THAT DEFLECTS TO LEFT HAVING A RADIUS OF 64.00', ARC LENGTH 50.26', SAID ARC BEING SUBTENDED WITH A CHORD BEARING NORTH 22 DEGREES 51 MINUTES 23 SECONDS EAST (N22°51'23"E) A CHORD DISTANCE OF 48.98' TO A POINT AT THE END OF SAID CUL-DE-SAC AND POINT OF TRANSITION TO THE EASTERLY RIGHT-OF-WAY TO SPORTS AVENUE (R/W VARIES); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY TO SPORTS AVENUE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST (N00°21'23"E) A DISTANCE OF 384.88' TO A POINT; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 37 SECONDS EAST (S89°38'37"E) A DISTANCE OF 5.00' TO A POINT; THENCE CONTINUING NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST (N00°21'23"E) A DISTANCE OF 50.00' TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND FOLLOWING A CURVE THAT DEFLECTS TO THE RIGHT HAVING A RADIUS OF 330.00', ARC LENGTH 13.67', SAID ARC BEING SUBTENDED WITH A CHORD BEARING NORTH 01 DEGREES 32 MINUTES 35 SECONDS EAST (N01°32'35"E) A CHORD DISTANCE OF 13.67' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 12.495 ACRES (544,223 SQ. FT.). 6:28

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