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Notice Content

gpn13 Z-1649 MDJ-1649 GPN-13 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 an application has been made by THE ARDENT COMPANIES, LLC to amend the zoning of the property located in Land Lots 171 & 172 of the 18th District of the 2nd Section of Cobb County, Georgia 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, September 16, 2019, at 7:00 p.m. in the City Hall Council Chambers, 2800 King Street, Smyrna, Georgia, 30081. LEGAL DESCRIPTION: POD C1 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 leaving said right-of-way line North 63 degrees 16 minutes 28 seconds West a distance of 25.52 feet to a point; thence 77.72 feet along an arc of a curve to the left, said curve having a radius of 275.00 feet and a chord bearing and distance of North 71 degrees 22 minutes 14 seconds West 77.46 feet to a point; thence North 79 degrees 27 minutes 59 seconds West a distance of 161.02 feet to a point; thence 198.23 feet along an arc of a curve to the right, said curve having a radius of 325.00 feet and a chord bearing and distance of North 61 degrees 59 minutes 35 seconds West 195.17 feet to a point; thence North 44 degrees 31 minutes 12 seconds West a distance of 271.83 feet to a point; thence 117.67 feet along an arc of a curve to the right, said curve having a radius of 125.00 feet and a chord bearing and distance of North 17 degrees 33 minutes 7 seconds West 113.37 feet to a point; thence North 9 degrees 24 minutes 58 seconds East a distance of 109.75 feet to a point; thence 71.04 feet along an arc of a curve to the left, said curve having a radius of 75.00 feet and a chord bearing and distance of North 17 degrees 43 minutes 3 seconds West 68.41 feet to a point; thence North 44 degrees 51 minutes 4 seconds West a distance of 57.89 feet to a point; thence North 43 degrees 28 minutes 41 seconds East a distance of 536.47 feet to a point on the Land Lot Line common to Land Lots 62 & 171; thence along said Land Lot Line South 89 degrees 50 minutes 4 seconds East a distance of 187.27 feet to a point; thence leaving said Land Lot Line 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 on said westerly right-of-way line of Dickerson Drive; thence along said right-of-way line 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 17.232 acres. POD C2 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 171 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 along said right-of-way line of Dickerson Drive North 6 degrees 13 minutes 44 seconds West a distance of 45.74 feet to a point; thence North 6 degrees 13 minutes 44 seconds West, a distance of 119.68 feet to a point; thence leaving said right-of-way line North 65 degrees 11 minutes 42 seconds West a distance of 366.82 feet to a point; thence South 77 degrees 44 minutes 39 seconds West a distance of 32.98 feet to a point; thence North 67 degrees 17 minutes 56 seconds West a distance of 136.06 feet to a point on the Land Lot Line common to Land Lots 62 & 171; thence along said Land Lot Line North 89 degrees 50 minutes 4 seconds West a distance of 187.27 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence leaving said Land Lot Line South 43 degrees 28 minutes 41 seconds West a distance of 536.47 feet to a point; thence South 43 degrees 28 minutes 41 seconds West, a distance of 261.49 feet to a point on the easterly right-of-way line of Nichols Drive (Variable R/W); thence along said right-of-way the following courses and distances: North 2 degrees 8 minutes 50 seconds East a distance of 122.88 feet to a point; 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 leaving said right-of-way line North 70 degrees 57 minutes 11 seconds West a distance of 194.12 feet to an iron pin found; thence North 5 degrees 34 minutes 47 seconds East a distance of 300.07 feet to an iron pin found on the Land Lot line common to Land Lots 63 & 171; thence along said Land Lot Line 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 551.56 feet to a point and the TRUE POINT OF BEGINNING. Said tract containing 5.338 acres. 8:30-2019

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