

AN ORDINANCE

SPECIAL LAND USE PERMIT for property in the corporate limits of the City of Marietta, Georgia Land Lot 1014, District 16, Parcels 0960 & 0950 of the 2nd Section, Cobb County, Georgia, and being known as 358 & 362 Roselane Street.

WHEREAS, application has been filed by **IGLESIA BAUTISTA MARANATA, INC** for a Special Land Use Permit for property in the corporate limits of the City of Marietta, Georgia; and,

WHEREAS, following proper notice, a public hearing was held before this body; and,

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MARIETTA, GEORGIA, THAT:

Section 1: The following property to wit:

358 Roselane Street

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT" 1014 OF THE 16TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND ON THE EAST SIDE OF ROSELANE STREET AND BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE PROPERTY FORMERLY OWNED BY MRS. ISSIE I. BROWN AND RUNNING THENCE EAST A DISTANCE OF ONE HUNDRED FIFTY (150) FEET; THENCE NORTH SIXTY FIVE (65) FEET TO A STAKE; THENCE WEST ONE HUNDRED FIFTY (150) FEET TO ROSELANE STREET; THENCE SOUTH ALONG ROSELANE STREET SIXTY FIVE (65) FEET TO THE BEGINNING POINT.

Which currently has the address of: 358 Roselane St., Marietta, GA 30060

362 Roselane Street

BEGINNING at a point on the east side of Rose Lane Street, said point being located 248 feet north of the point where the center line of Tower Road intersects the east side off Rose Lane Street, proceeding thence north along the east side of Rose Lane Street for a distance of 138.9 feet to an iron pin; thence proceeding South 88 degrees 35 minutes east a distance of 237.8 feet to an iron pin; thence South 1 degree 33 minutes west a distance of 27.5 feet to an iron pin; thence proceeding north 86 degrees 5 minutes west 80 feet to an iron pin; thence proceeding south 1 degree 42 minutes west 113.6 feet to an iron pin; thence north 88 degrees 54 minutes west a distance of 158.6 feet to an iron pin and the point of beginning. Contained on said Lot is a house known as 365 Rose Lane Street.

Section 2: The above-described property is hereby granted a Special Land Use Permit for a place of assembly in the corporate limits in the City of Marietta, Georgia.

Section 3: The following variances are incorporated as conditions of zoning:

1. Variance to waive the seventy-five (75) foot setback from any property line for existing structures for 358 & 362 Roselane Street [§708.02 (E.1.b)].
2. Variance to reduce the required parking to the existing 24 spaces between 358 & 362 Roselane Street. [§716.07 (J)].

Section 3: The following stipulations are incorporated as conditions of zoning:

1. The recreational vehicle is to be removed from the site.
2. Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties.
3. Any new building or structure established in connection with such use must be setback no less than 75 feet from any property line.
4. An exemption plat to formally combine the two properties must be submitted, approved by Staff, and recorded within 6 months of SLUP approval.
5. A business license application be submitted within 1 month of approval.

Section 4: It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

Section 5: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.


Section 6: This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

Final Ordinance submitted by:



Rusty Roth, Director
Department of Development Services

Approved as to form:



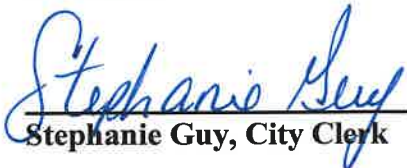
Douglas R. Haynie, City Attorney

Approved by City Council:

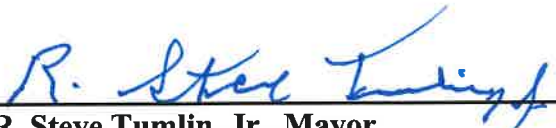
DATE: February 12, 2025

APPROVED:

ATTEST:



Stephanie Guy, City Clerk



R. Steve Tumlin, Jr., Mayor

City of Marietta Area Zoning Map

Zoning	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL					
R-1 One Unit/Acre	16	10140	0960	R-2	SLUP Assembly
R-2 Two Unit/Acre	16	10140	0950	R-2	
R-3 Three Unit/Acre					
R-4 Four Unit/Acre					
ATTACHED FAMILY RESIDENTIAL					
RA-1 Five Unit/Acre					
RA-2 Six Unit/Acre					
RA-3 Eight Unit/Acre					
RA-4 Ten Unit/Acre					
RA-5 Planned Residential Dev.					
RA-6 Mobile Home Park					
MULTIFAMILY RESIDENTIAL					
RM-1 Eight Unit/Acre					
RM-2 Ten Unit/Acre					
RM-3 Twelve Unit/Acre					
RM-4 Residential High Rise					
RM-5 Planned Residential Dev.					
COMMERCIAL					
CRC Neighborhood Retail					
CRC Community Retail					
CRC Regional Retail					
CBD Central Business District					
PCKD Planned Commercial Dev.					
MKD Mixed-Use Dev.					
OIT Office Institutional Trans.					
LWD Low-Rise Office					
OI Office Institutional					
OS Office Services					
OHR Office High-Rise					
INDUSTRIAL					
I Light Industrial					
HI Heavy Industrial					
PID Planned Industrial Dev.					

Comments: 358 & 362 Roselane St

Date: 1/14/2025

Planning & Zoning Division

Scale: Feet 0 100 200

N

CITY OF Marietta GEORGIA