

AN ORDINANCE

SPECIAL LAND USE PERMIT for property in the corporate limits of the City of Marietta, Georgia Land Lot 1158, District 16, Parcels 0370 & 0350 of the 2nd Section, Cobb County, Georgia, and being known as 63 & 79 Maple Avenue.

WHEREAS, application has been filed by **NEXT STEP MINISTRIES, INC (MAPLE AVE UNITED METHODIST CHURCH)** 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:

All that tract or parcel of land lying and being in original Land Lot 1158 of the 16th District, 2nd Section, City of Marietta, Cobb County, Georgia being more particularly described as follows:

Beginning at the point where the western right of way of Locust Street intersects with the southern right of way of Maple Avenue, said point being the POINT OF BEGINNING; proceeding thence in a westerly direction along the southern right of way of Maple Avenue for a distance of 304 feet to a point; thence leaving said right of way and proceeding in a southerly direction along the west side of Lot No. 3 as shown on that certain Plat of Survey recorded at Plat Book 73, page 12, Cobb County, Georgia Records (the "Lot 3 Plat") for a distance of 188 feet to a point; thence proceeding in an easterly direction along the south side of the aforesaid Lot 3 as shown on the Lot 3 Plat for a distance of 84 feet to the southeast corner of Lot 3 as shown on the Lot 3 Plat; thence extending the aforesaid line the point wherein the extended back line of Lot No.3 intersects with the western right of way of Locust Street; thence proceeding northerly along the westerly right of say of Locust Street to the point where it intersects with the right of way of Maple Avenue, said point being the POINT OF BEGINNING.

Said property comprises approximately 1.42 acres, more or less, and is generally known and referred to as 63 Maple Avenue and has been assigned tax parcel number 16115800370 by the Cobb County Tax Assessors' Office.

79 Maple Street (Lot 3)

All that tract or parcel of land lying and being in the City of Marietta, Cobb County, Georgia, being located in Original Land lot No. 1158, of the 16th District, 2nd Section, of said State and County, being all of Lot No. 3, Block "J" of the MOULTRIE M. SESSIONS ADDITION to the City of Marietta, as shown by plat of same made by Clifton E. Phillips, Surveyor, dated March 6,

1979, recorded in Plat Book 73, Page 12, Cobb County, Georgia records, being more particularly described as follows:

BEGINNING at a point on the southerly side of Maple Avenue which point is 304 feet west of the intersection of the southerly side of Maple Avenue with the westerly side of Locust Street said point also being the northwesterly of Lot No. 2 said subdivision and block; running thence southerly along the westerly side of said Lot No. 2 a distance of 196 feet to an iron pine; running thence westerly a distance of 84 feet to an iron pin; running thence northerly along the easterly side of Lot No. 4 said block and subdivision a distance of 188 feet to an iron pin located on the southerly side of Maple Avenue; running thence easterly along the southerly side of Maple Avenue; running thence easterly along the southerly side of Maple Avenue a distance of 80 feet to the point of BEGINNING, being improved property now or formerly known as 300 Maple Avenue according to the system of numbering houses in Marietta, Cobb County, Georgia.

Section 2: The above-described property is hereby granted a Special Land Use Permit for a day care and 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 63 & 79 Maple Avenue [§708.04 (E.1.b)].

Section 4: The following stipulations are incorporated as conditions of zoning:

1. An exemption plat to formally combine 63 & 79 Maple Avenue with the additional playground area of 68 Moon Street must be submitted, approved by Staff, and recorded within 6 months of SLUP approval.
2. A business license application be submitted within 1 month of approval.
3. Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties.
4. Any new building or structure established in connection with such use must be setback no less than 75 feet from any property line.

Section 5: 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 6: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 7: 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:



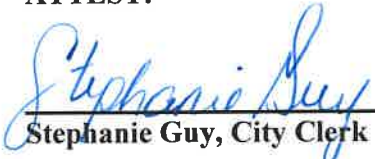
Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: March 12, 2025

APPROVED:

ATTEST:

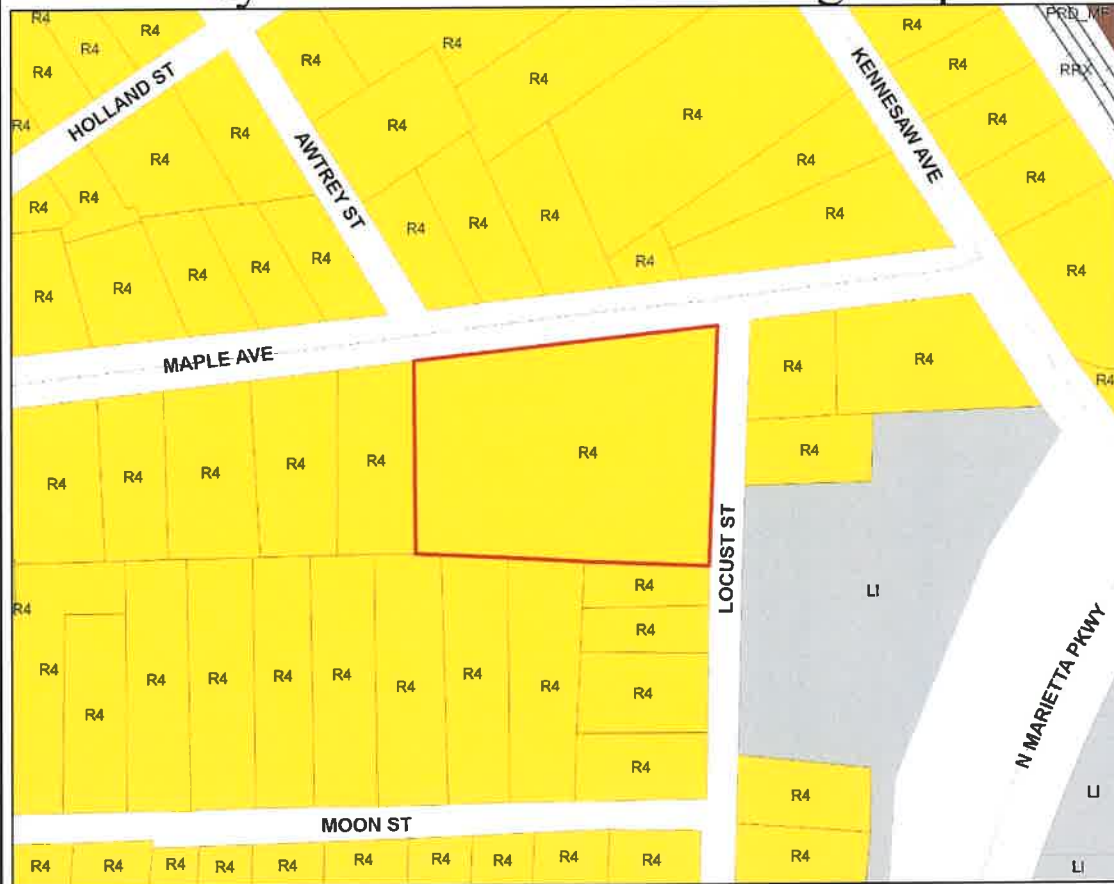


Stephanie Guy, City Clerk



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 R 2 Two Unit/Acre R 3 Three Unit/Acre R 4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA 4 Four Unit/Acre RA 6 Six Unit/Acre RA 8 Eight Unit/Acre PRD(SF) Planned Residential Dev MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM 8 Eight Unit/Acre RM 10 Ten Unit/Acre RM 12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev		16	1158	0370	R-4	R-4 w/ SLUP
COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev MKD Mixed Use Dev OIT Office Institutional Trans LRO Low Rise Office OI Office Institutional OS Office Services OHR Office High Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev						

Comments:
63 Maple Ave

Date: 1/29/2025

Planning & Zoning Division

