

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia in Land Lot 1234, District 16, Parcel 1220 of the 2nd Section, Cobb County, Georgia, and being known as **29 Doran Avenue**.

WHEREAS, application has been filed by **SQUARES, LLC**. for rezoning 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 LAND LOT 1234 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 11 AND A PORTION OF THE LOT NORTH OF LOT 11 OF THE BULLARD-CROWE DEVELOPMENT AS SHOWN ON RECORDED PLAT AT PLAT BOOK 8, PAGE 92 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST RIGHT OF WAY OF DORAN AVENUE (SAID STREET HAVING A 40 FOOT RIGHT OF WAY), SAID IRON PIN BEING 87.5 FEET SOUTH AS MEASURED ALONG THE EAST RIGHT OF WAY OF DORAN AVENUE FROM THE POINT FORMED BY THE INTERSECTION OF THE EAST RIGHT OF WAY OF DORAN AVENUE WITH THE SOUTH SIDE OF ROSWELL STREET; THENCE NORTH 87 DEGREES 30 MINUTES EAST A DISTANCE OF 118.8 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 31 MINUTES EAST A DISTANCE OF 114.5 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 39 MINUTES WEST A DISTANCE 120 FEET TO AN IRON PIN AND THE EAST RIGHT OF WAY OF DORAN AVENUE; THENCE NORTH 1 DEGREE 11 MINUTES WEST A DISTANCE OF 186.5 FEET TO AN IRON PIN AND THE POINT OF BEGINNING. THE AFORESAID PLAT OF SURVEY IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAPTION PROPERTY.

Section 2: The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from CRC (Community Retail Commercial) to PRD-SF (Planned Residential Development – Single Family).

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

1. Variance to reduce the minimum lot size for development from three (3) acres to 0.52 acres
[§708.09 (H)]

2. Variance to waive the active recreation component and reduce the required passive recreation area to 10% of the tract. [§708.09 (B.1.h)]

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

1. The units will be 28 feet wide with a minimum 2,300 square feet of heated floor area.
2. The footprint of each unit will be offset or staggered by two feet from adjacent units.

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.

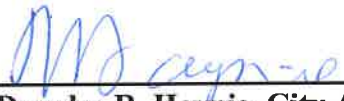
Section 5: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

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:


Shelby Little, Planning & Zoning Manager

Approved as to form:

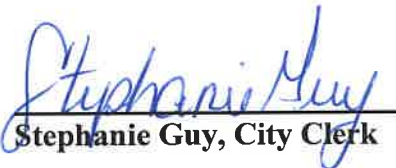

Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: April 9, 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	1234	1220	CRC	PRD-SF
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:

29 Doran Ave

Date: 3/11/2025

Planning & Zoning Division

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Feet

0 50 100