

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in Land Lots 780 & 781, District 16, Parcel 0070 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as **1951 Canton Road**.

**WHEREAS**, application has been filed by **CONE COMMERCIAL REAL ESTATE, 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 OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 780 & 781 OF THE 16TH DISTRICT, 2ND SECTION, CITY OF MARIETTA, OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TO REACH THE **POINT OF BEGINNING**, COMMENCE FROM A POINT THAT MARKS NORTHWESTERLY CORNER OF LAND LOT 780 (SAID LAND LOT CORNER BEING COMMON CORNER TO LAND LOTS 732, 733, 780 & 781) AND PROCEED THENCE ALONG THE NORTH LINE OF LAND LOT 780 (SAID LAND LOT LINE BEING COMMON LINE TO LAND LOTS 780 & 733) SOUTH 87°56'56" EAST FOR A DISTANCE OF 35.22 FEET TO AN IRON PIN PLACED (1/2" REBAR) ON THE SOUTHEASTERLY RIGHT-OF-WAY OF CANTON ROAD CONNECTOR (VARIABLE RIGHT-OF-WAY) AND THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED, THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF CANTON ROAD CONNECTOR (VARIABLE RIGHT-OF-WAY) AND CONTINUING ALONG THE AFORESAID NORTH LINE OF LAND LOT 780 SOUTH 87°56'56" EAST FOR A DISTANCE OF 460.78 FEET TO AN IRON PIN PLACED (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY OF MARIETTA-CANTON HIGHWAY (60' RIGHT-OF-WAY); THENCE PROCEED ALONG THE WESTERLY RIGHT-OF-WAY OF MARIETTA-CANTON HIGHWAY (60' RIGHT-OF-WAY) 896.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1829.01 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 14°54'27" WEST, 887.32 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY OF MARIETTA-CANTON HIGHWAY (60' RIGHT-OF-WAY) AND PROCEED NORTH 59°21'56" WEST FOR A DISTANCE OF 318.60 FEET TO AN IRON PIN PLACED (1/2" REBAR); THENCE NORTH 30°20'57" WEST FOR A DISTANCE OF 472.39 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE NORTH 54°01'11" WEST FOR A DISTANCE OF 138.94 FEET TO A POINT (IPF 1/2"RB) ON THE AFORESAID

SOUTHEASTERLY RIGHT-OF-WAY OF CANTON ROAD CONNECTOR (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF CANTON ROAD CONNECTOR (VARIABLE RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES :

1. 91.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1199.84 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 63°22'47" EAST, 91.70 FEET TO A CONCRETE MONUMENT FOUND;
2. SOUTH 28°44'26" EAST FOR A DISTANCE OF 35.00 FEET TO AN IRON PIN PLACED (1/2" REBAR);
3. NORTH 59°54'34" EAST FOR A DISTANCE OF 53.70 FEET TO AN IRON PIN PLACED (1/2" REBAR);
4. NORTH 31°17'10" WEST FOR A DISTANCE OF 34.97 FEET TO AN IRON PIN FOUND (1/2" REBAR);
5. 71.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1199 84 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 56°58'57" EAST, 71.89 FEET TO AN IRON PIN FOUND (1/2' REBAR);
6. SOUTH 34°07'56" EAST FOR A DISTANCE OF 12.00 FEET TO AN IRON PIN PLACED (1/2" REBAR);
7. NORTH 51°21'04" EAST FOR A DISTANCE OF 75.60 FEET TO A NAIL FOUND;
8. NORTH 50°43'04" EAST FOR A DISTANCE OF 62.60 FEET TO A CONCRETE MONUMENT FOUND;
9. NORTH 66°53'04" EAST FOR A DISTANCE OF 99.40 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 10.39115 ACRES, OR 452,639 SQUARE FEET.

**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 LI (Light Industrial).

**Section 3:** The following is incorporated as a condition of zoning:

1. The nonconforming billboard may remain until the current billboard tenant's lease expires in 2027. The owner agrees not to renew the billboard lease and shall remove the billboard within three (3) months of the current lease term's expiration. If the current billboard lease agreement is terminated before the term of the lease expires, the owner may not enter a new lease with a different billboard tenant.

**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:

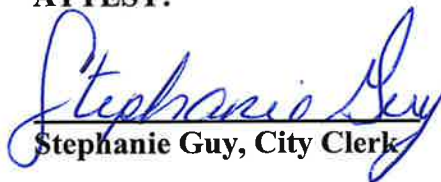
  
\_\_\_\_\_  
~~Douglas R. Haynie~~, City Attorney  
Daniel White

Approved by City Council:

DATE: June 11, 2025

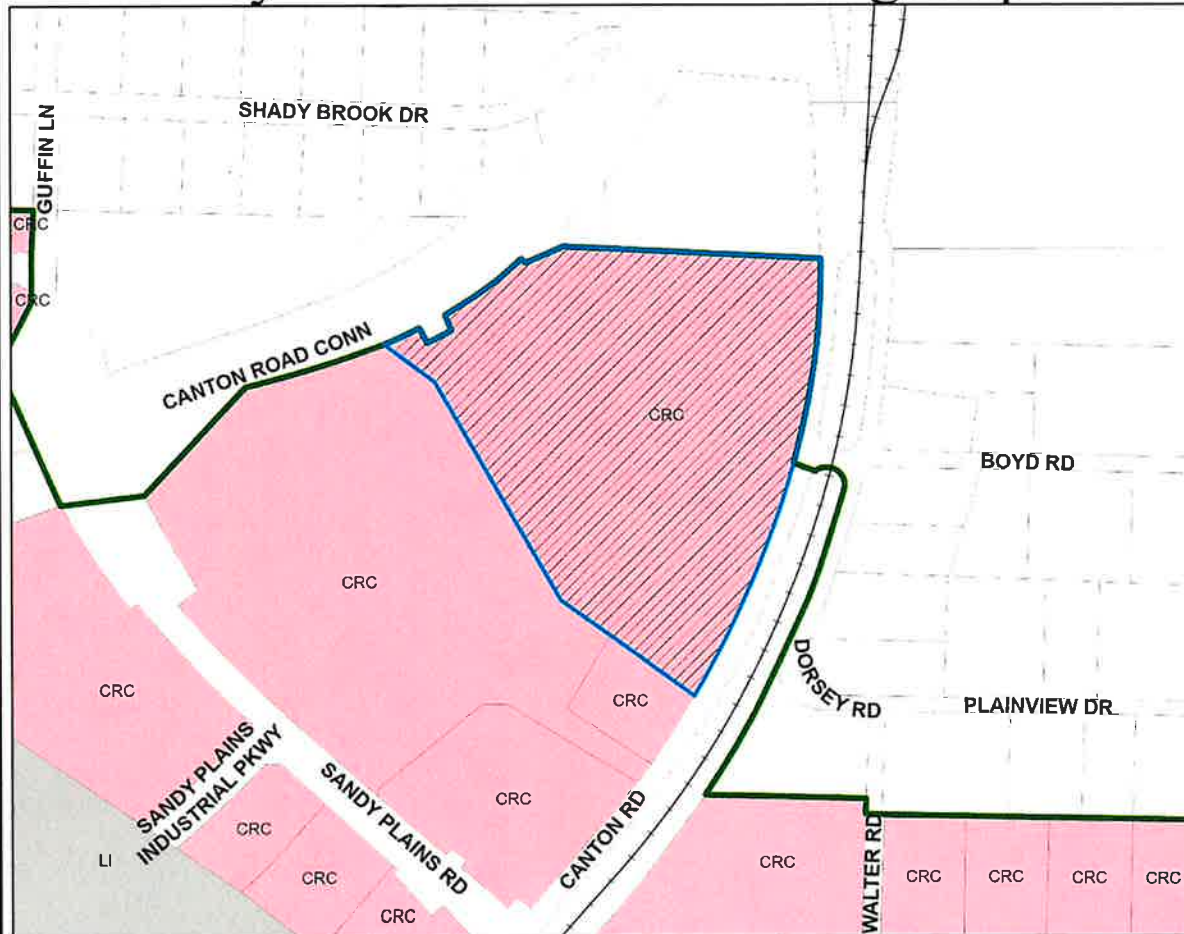
APPROVED:

ATTEST:

  
\_\_\_\_\_  
Stephanie Guy, City Clerk

  
\_\_\_\_\_  
R. Steve Tumlin, Jr., Mayor

# City of Marietta Area Zoning Map



## 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

**COMMERCIAL**  
NRC Neighborhood Retail  
CRC Community Retail  
RRC Regional Retail  
CBD Central Business District  
PCD Planned Commercial Dev  
MXD 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

*District*  
**16**

*Land Lot*  
**780**

*Parcel*  
**0070**

*Current Zoning*  
**CRC**

*Proposed Zoning*  
**LI**

*Comments:*

**1951 Canton Rd**

*Date:*

**11/3/2024**

**Planning & Zoning  
Division**

**N**



0300 120 Feet

