

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in Land Lot 1231, District 16, Parcel 0300 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as **266 Crescent Circle**.

**WHEREAS**, application has been filed by **NEIGHBORHOOD INVESTMENTS, 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 the City of Marietta, in Land Lot 1231 of the 16th District, 2nd Section of Cobb County, Georgia, and being parts of Lots 16 and 18 of the MARIETTA REALTY AND DEVELOPMENT COMPANY SUBDIVISION, as shown on plat of same by John H. Lord & Associates, surveyors, dated February 27, 1968, recorded in Plat Book 45, page 94, Cobb County Records and being more particularly described as follows:

BEGINNING at a point on the westerly side of Crescent Circle (formerly Crescent Street) 95 feet northerly as measured along the westerly side of Crescent Circle from the intersection of the westerly side of Crescent Circle with the northerly side of Trammell Street; running thence northerly along the westerly side of Crescent Circle and following the curvature thereof 95 feet to an iron pin at the southeast corner of Lot 15 of said subdivision; thence running southwesterly along the southerly line of Lot 15 of said subdivision 62.5 feet to an iron pin; thence running southerly 60 feet to the northwest corner of Lot 18 of said subdivision; thence continuing southerly along the westerly line of Lot 18 of said subdivision 30 feet to an iron pin; thence easterly across the northerly part of Lot 18 of said subdivision 65.5 feet to the point of beginning.

The above described property is also shown on that plat made by A. T. Merritt, Jr., surveyor, dated October 21, 1943, recorded in Plat Book 5, page 54, Cobb County Records.

**Section 2:** The above-described property is hereby rezoned in the corporate limits of the City of Marietta, Georgia from OI (Office Institutional) to R-4 (Single Family Residential – 4 units/acre).

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

1. Variance to reduce the minimum lot size from 7,500 square feet to 6,000 square feet.  
[§708.04 (H.)]

**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 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:

  
Shelby Little, Planning & Zoning Manager

Approved as to form:

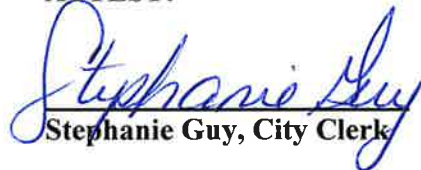
  
~~Douglas R. Haynie~~, City Attorney  
Daniel White

Approved by City Council:

DATE: June 11, 2025

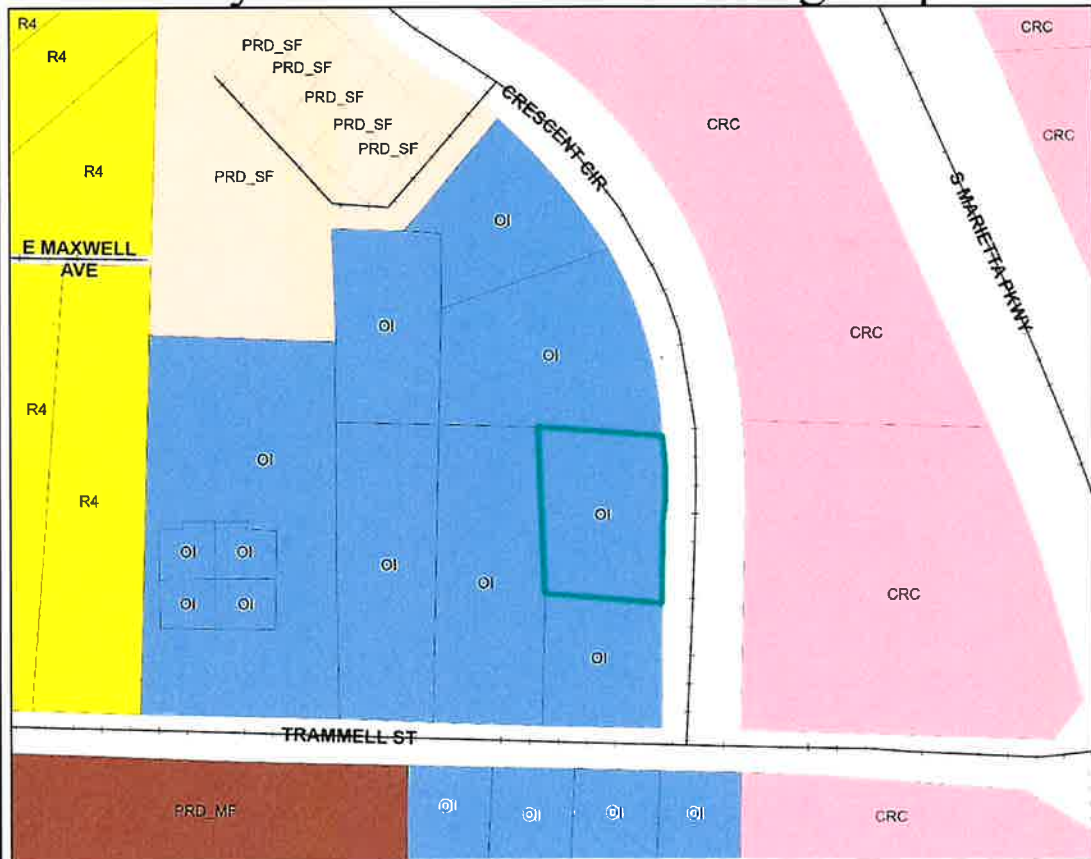
APPROVED:

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(S) Planned Residential Dev.

### MHP Mobile Home Park

### MULTI FAMILY RESIDENTIAL

RM-6 Eight Unit/Acre  
RM-10 Ten Unit/Acre  
RM-12 Twelve Unit/Acre  
RMH Residential High Rise  
PRD(M) Planned Residential Dev.

### COMMERCIAL

NRC Neighborhood Retail  
CRC Community Retail  
RRC Regional Retail  
CBD Central Business District  
PCD Planned Commercial Dev.  
MCD Mixed Use Dev.  
OIT Office Institutional Triplex  
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

12310

Parcel

0300

Current  
Zoning

OI

Proposed  
Zoning

R4

## Comments:

266 Crescent Circle Southwest

Date:

5/8/2025

Planning & Zoning  
Division

N



01020 40 Feet

