

**AN ORDINANCE**

**REZONING** property in the corporate limits of the City of Marietta, Georgia in Land Lot 1291 of the 16<sup>th</sup> District, Parcel 0140 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as **63 Trammell Street**.

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**WHEREAS**, application has been filed by **ANDREW & JESSICA MCENTYRE** 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:

PARCEL: 16129100140

All that tract or parcel of land lying and being in the City of Marietta in Land Lot 1291 of the 16<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being Lot 6, The R.H. Hutcheson Subdivision, according to plat recorded in Plat Book 3, page 55, Cobb County, Georgia records, reference to said plat is hereby made for a more complete description of the property herein described. Said property is improved property known as 63 Trammell Street SW, according to the present system of numbering property in the City of Marietta, Cobb County, Georgia.

**Section 2:** The above-described property is hereby rezoned into the corporate limits in the City of Marietta, Georgia from R-4 (Single Family Residential – 4 units/acre) to R-4 (Single Family Residential) with an increased density of 6.9 units/acre.

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

For 63 Trammell Street:

1. Variance to decrease the minimum lot width from 75 ft. to 50 ft. [§708.04 (H)]
2. Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§708.04 (H)]
3. Variance to reduce the side setbacks for existing conditions. [§708.04 (H)]

For Reynolds Street Lot:

1. Variance to decrease the minimum lot width from 75 ft. to 49 ft. [§708.04 (H)]
2. Variance to decrease the minimum lot size from 7,500 sq. ft. to 6,300 sq. ft. [§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.

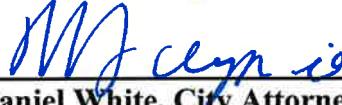
**Section 5:** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**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:

  
\_\_\_\_\_  
Daniel White, City Attorney

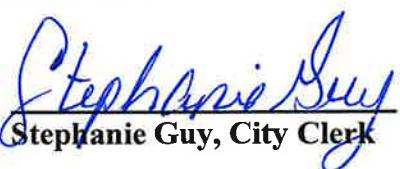
Approved by City Council:

DATE: January 14, 2026

APPROVED:

ATTEST:

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

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

# 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
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-6	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

12910

## Parcel

0140

## Current Zoning

R4

## Proposed Zoning

R4  
w/  
inc.  
density

## Comments:

63 Trammell Street

## Date:

12/10/2025

Planning & Zoning  
Division

