

**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**.

**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:**

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

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

# City of Marietta Area Zoning Map



Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev	<b>COMMERCIAL</b> 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 <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev	16	12910	0140	R4	R4 w/ inc. density

Comments:  
**63 Trammell Street**

Date: **12/10/2025**

Planning & Zoning  
Division

